

TOWN OF JERUSALEM  
PLANNING BOARD MINUTES  
April 5, 2012

Approved  
As Amended

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday April 5, 2012 at 7:05pm, the roll was called:

Present	R. Evans - Chairman
Present	M. Coriale - Vice Chairman
Present	E. Pinneo
Excused	B. Pringle
Present	D. Gridley
Present	J. Gruschow
Present	A. Carcone

Others present, Reggie O'Hearn, Bill Sutherland, Jerry Kernahan, Fred Thomas, Adam Folts, Steve McMichael, Town Board member Mike Steppe, and several unidentified persons.

APPROVAL/CORRECTION OF MINUTES

**A motion was made by Ed Pinneo to approve the March 15, 2012 Special Meeting Minutes, as amended.**

**The motion was seconded by Jennifer Gruschow**

**Ayes —6 - Nays – 0**

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. NEW BUSINESS

AG-Res Zone Bill Sutherland & Gerald Kernahan - Concept Plan for property in Keuka Park on Central Ave – AG-Res Zone - to build a senior living development.

I. Concept Plan

1. Gerald Kernahan was present to present the concept plan for KEUKA PARK SENIOR LIVING DEVELOPMENT for Steve McMichael, Fred Thompson, and Bill Sutherland
2. Mr. Kernahan presented two lists and an enhanced drawing of the proposed plan. These drawings will be on file at the Jerusalem Town Hall.
  - a. One list of notes for the April 5<sup>th</sup> Planning Board
  - b. One for the Scope of Work for this project

These 2 lists will be attached to these minutes. The date of the Planning Board Minutes on the Scope of Work will be changed to May 3<sup>rd</sup>.

3. Dave Hartman will be paving Central Avenue in May.

4. The current zoning is AG Res. Special use is permitted for large scale multifamily dwellings in Ag Res.
5. The concept will be presented to the County Planning Board on 4/26/2012.
6. Parking for 2 vehicles, 1 in the garage and one in the driveway. Garages are all in the back.
7. Both 2 bedrooms and 1 bedroom are the same sq. footage just smaller rooms.
8. All residences will be self-contained.
9. The erosion plan needs to be established.
10. Those persons under 55 would only be allowed for a week at a time.
11. These will all be 1 story buildings.
12. These residences will be on town water.
13. There will be between 14 and 16 units.
14. The slope of the access driveway will be between 9 and 10% and will be maintained by the owners. There will be one access driveway.
15. There will be no storage sheds. There will be a maintenance shed.
16. This project needs to comply with all the constraints as approved by the Planning Board and John Phillips.

**A motion was made by Ed Pinneo to approve the Concept Plan that was presented by Gerald N. Kernahan for a 55 and over senior living development on Central Ave.**

**The motion was seconded by Donna Gridley.**

**Ayes – 5 Abstain - 1**

**Ayes – Ed Pinneo, Donna Gridley, Bob Evans, Jennifer Gruschow, and Art Carcone.  
Abstain – Mary Coriale**

- b Reggie O’Hearn - For John and Jane Mosser, property located at 3036 West Lake Road, Penn Yan, NY 14527. Tax Parcel 72.36-1-3.1. To renew the special use permit for a 4 bed room bed & breakfast facility to be owner occupied.

b SEQR

- a. Reggie O’Hearn was present to present the application # 998 dated 3/2/2012 for John and Jane Mosser
- b. This application has been before the Planning Board at least 2 other times and he has never activated his special use permits.
- c. Mr. Mosser is renewing his application because he has the property for sale and would like to list it as a potential Bed and Breakfast.
- d. The property has to be owner occupied if it is used as a Bed and Breakfast.
- e. This has been previously approved.
- f. The owner is residing in Massachusetts
- g. This special use has already been approved by The Yates County Planning Board at their March 22nd, 2012 meeting.

**A motion was made by Art Carcone to approve SEQR based on the information provided and the supporting documentation that this proposal will not result in any significant adverse environmental impact and we will provide attached to accept the SEQR with a negative declaration as noted.**

**The motion was seconded by Ed Pinneo**

**Ayes - 5 Abstain - 1**

**Ayes – Ed Pinneo, Donna Gridley, Bob Evans, Mary Coriale, and Art Carcone.  
Abstain – Jennifer Gruschow**

c SPECIAL USE

**A motion was made by Ed Pinneo to approve the Mosser Site Plan for application # 998 as presented by Reggie O’Hearn for John & Jane Mosser dated 3/2/2012. This is a renewal of a prior approved permit. All prior constraints will apply.**

**This Motion was seconded by Mary Coriale**

**Ayes - 5 Abstain - 1**

**Ayes – Ed Pinneo, Donna Gridley, Bob Evans, Mary Coriale, and Art Carcone.  
Abstain – Jennifer Gruschow**

- c Adam Folts – 2939 Williams Hill Road, Bluff Point NY - Tax Parcel 72.04-1-9. Construct a new building that will be used for wine tasting and selling
  - a. SEQR
    - i. Adam Folts was present to review this project with the Planning Board
    - ii. Construct a new building for wine tasting and selling.
    - iii. A letter was received from Deirdre Coriale dated 4/3/2012 stating a concern over the location of this building. This letter is on file in the Planning Board file at the Jerusalem Town Hall.
    - iv. This building will overlook the original Folts farm.
    - v. There is a view of the Lake and the College.
    - vi. Adam Folts has a retail outlet for their product they do not have rely on someone else.
    - vii. They will start with 1000 cases and will try to work towards 3000 cases.
    - viii. They have lined up Tim Moore with Inspire Moore to do the pressing.
    - ix. There will be no truck traffic going in and out
      - x. Maybe they could explore different places for the driveway to help with the traffic flow.
    - xi. They will be not allowing limos or buses.
    - xii. A sign was suggested to notify people of the traffic from the driveway.
    - xiii. Motion Lights - photo sensor lights
    - xiv. Security lighting
    - xv. Handicap Parking
    - xvi. Signage as per code.
    - xvii. They will consult with Bob Payne about the driveway.
    - xviii. Bob Evans met with Don and Meredith Neilson, their major concern was the view of the lake. Adam stated that he had also spoken to the Neilson's and explained that they had tried to minimize the loss of view.
    - xix. Bob Evans also met with Mike Folts and discussed the view of the lake among other things.
    - xx. Hopefully the Folts will be able to get public water to this building.
    - xxi. The Yates County Planning Board has approved this project at their March 22. 2012 meeting.

**A motion was made by Jennifer Gruschow to approve SEQR based on the information provided and the supporting documentation that this proposal will not result in any**

**significant adverse environmental impact and we will provide attached documentation to accept the SEQR with a negative declaration as noted.**

**The motion was seconded by Donna Gridley**

**Ayes - 6 Nays - 0**

**c Site PLAN**

**A motion was made by Ed Pinneo to approve the Site Plan for Adam Folts # 999 dated 3/6/2012 for a new building to use for a wine tasting and selling location with the following stipulations.**

- **Low Level lighting, directed at the ground**
- **Signage as allowed by zoning.**
- **Consult with Bob Payne on the location of the driveway.**
- **Contingent on obtaining a liquor license**

**The motion was seconded by Donna Gridley**

**Ayes - 6 Nays – 0**

**B. Old Business**

**i. Finger lakes Museum**

1. There was much discussion as to the Planning Board being the Lead Agency for the Finger Lakes Museum.
2. Planning Board feels that the Town Board should be the lead agency because there is a zoning change involved.
3. A time line was received from Don Naetzker. This was received by the board the day before the meeting.
4. Phil Bailey prepared the resolution to change the zoning and sent it to the Planning Board.
5. The Planning Board feels that it needs the use of Land Use Attorney and help of an engineering consultant on the SEQR and site plan evaluation.
6. The Planning Board feels that they have several questions that need to be answered before the Board can proceed with assuming Lead Agency..
7. There was no representative from the museum to answer questions.
8. Phil Bailey was not present to answer questions.
9. The Letter of Intent that was signed by the Town does not match the present request. The scope of the museum seems to be growing. For example housing is possibly going to be included. The SEQR does not include lodging. The Museum needs to be more specific.
10. It was requested that we renew our membership in the New York Planning Federation. If we are members they will answer our questions without cost.

- 11. In the absence of Phil Bailey, and a representative from the Museum, no action was taken at this time regarding assuming Lead Agency status. The Planning board will request engineering consulting services as well as the services of a land use attorney for this project. The Planning Board believes that there needs to be a combined meeting of the Planning Board, Zoning Board and the Town Board so that everyone is on the same page as far as the Museum is concerned. At a minimum, Phil Bailey, Don Naetzker (or someone from the museum), Mike Steppe, Town Board and ZBA members need to be present at this joint meeting.**

## PUBLIC BUSINESS

### 1). OLD BUSINESS

#### A. Committee Reports

- a. Zoning Regulations Review Subcommittee – Mary Coriale – Chairman
  - i. They met again since our last Planning Board meeting and they are continuing to review the draft from Matt Ingalls.
  - ii. Their next meeting will be the 17<sup>th</sup> of April at 5:30pm at the Town Hall.
- b. Agriculture Protection & Right to Farm – Donna Gridley-Chairman
  - I. Donna asked if there was any overlay on the three projects that are now happening in the Town? There was no report from the committee.
- c. TOJ Conservation and Renewable Energies subcommittee (Deb Koop – Chairman & Jim Creveling – Vice Chairman)
  - i. No Report
- d. Keuka Lake Watershed Land Use Leadership (Deb Koop – Chairman)
  - i. No Report
- e. Branchport Hamlet Plan – Jennifer Gruschow
  - I. Jennifer went to the last Town Board Meeting. Hopefully the Town Board will be the lead agency on the SEQR for the adoption of the plan. A notice was sent to the Yates County, they are not interested on being the lead agency.
  - II. AT the next meeting the committee move to finish the SEQR and then hold a public meeting for the adoption of the plan.
- f. Planning Board Training – Tom Close
  - I. No Report
- g. Planning Board Education – Bob Evans
  - I. No Report
- h. Signs – Art Carcone – Chairman
  - I. Art reported that he had met with Bill Pinckney and they are concerned about any sign law until they come up with a plan for businesses.
  - II. They are thinking of putting up a kiosk near the entrance to the museum. They would put up a map of these businesses and they would mark the locations of the businesses and a legend and a place for Flyers. All

vendors would be included. Also Bed and Breakfasts could also be included.

- J. Site Plan Review Recommendation – Bob Evans
  - i. No Report
- K. Town Board Liaisons – Mike Steppe & Pat Killen
  - I. The town is looking to having a firewall set up so that members would be able to use their computers at the Town Hall.
- L. Fencing Laws – Pat Killen – Chairman
  - I. Pat Killen presented a Fence Law draft for the Planning Board to review. A copy was handed out to all of the Planning Board members. The Draft will also be sent to the Planning Board members in an Email so that they may update it with their changes.

## B). NEW BUSINESS

- a Bob Evans told the members of the Planning Board that he was resigning to pursue many other interests. Bob said he is involved in many other things like community, church and he is writing 2 books. He also has a business at the Wind Mill.
- b Pat Killen on behalf of the Town thanked Bob for his service of 7 years on the Board and 6 as Chairman.
- c Ray Stewart asked Sheila McMichael to send out an advertisement for a new Planning Board Member. This person needs to be someone with experience that would like to step in to be Chairman.

A motion to adjourn the meeting at 9:15pm was made by Ed Pinneo and seconded by Donna Gridley.

Ayes- 6 Nays - 0

Respectfully submitted,

Carol Goebel

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## KEUKA PARK SENIOR LIVING DEVELOPMENT (55+ COMMUNITY) NOTES FOR APRIL 5, 2012 PLANNING BOARD MEETING

### PLANS CONSIST OF:

- COPY OF SURVEY
- SITE PLAN
- FLOOR PLAN AND ELEVATIONS

### ASPECTS OF SITE PLAN

- VEGATATION WIND BREAK BARRIER
- OVERFLOW PARKING
- 14 HOUSING UNITS SHOWN
- MAINTENANCE/COMMUNITY CENTER
- HYDRAULIC DEVELOPMENT AREA
- GREEN SPACE/PINIC/GAZEBO/PARKING

DRIVEWAY – DESIGN FOR EMERGENCY SERVICE ACCESS, DEVELOPMENT OWNERSHIP AND MAINTENANCE, TWO WAY INGRESS AND EGRESS

### INPUT FROM OTHERS:

- JOHN PHILLIPS AND ELAINE NESBIT
- CARRIE WHEELER: UTILITIES – WATER ,SEWER AND GAS SHOWN ON THE PLAN;  
SOURCE OF HEAT – NATURAL GAS IS AVAILABLE, HOWEVER OTHER OPTIONS WILL BE CONSIDERED  
SUCH AS GEO THERMAL; SPRINKLERS FOR FIRE PROTECTION (AFFECTS TYPE OF METER);  
PLEASE SEND PDF OF PLANS TO CARRIER AND WAYNE ACKART
- DAVE HARTMAN, YATES COUNTY HIGHWAY:
- ERIC PINCKNEY, FIRE CHIEF AND BRIAN WINDSLOW, EMS COORDINATOR



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KEUKA PARK SENIOR LIVING DEVELOPMENT  
(55+ COMMUNITY)  
NOTES FOR APRIL 5, 2012 PLANNING BOARD MEETING

## **Scope of Work**

### **I. Produce Concept Plan**

- Present concept plan to the Town of Jerusalem Planning Board on April 5, 2012.
- Submit along with Special Use Permit Application to the Town of Jerusalem by April 13, 2012 for submission to the County Planning Board before April 17, 2012.

### **II. Plans, Drawings & Reports:**

- Prepare enhanced site plan
  1. Driveway entrance and driveway layout (% of grade, curvature, cross slope, etc.)
  2. Hydraulic report, establish drainage patterns, sedimentation and erosion control plan
  3. Prepare Short Form EAF for Board review and determination

### **III. Yates County Planning Board**

- Prepare and present to the Yates County Planning Board on April 26, 2012.

### **IV. Agency Reviews:**

- Soil & Water Conservation District, SWCD, review of sedimentation and erosion control plan
- Department of Environmental Conservation, DEC, - Notice of Intent & Notice of Termination
- Fire Coordinator/EMS Coordinator

### **V. Special Use Permit:**

- Applications, reports and documents as required
- Notification of neighbors
- Present to Town of Jerusalem Planning Board on May 3, 2012
- Present to Town of Jerusalem Zoning Board on May 10, 2012
- Anticipate approval to begin work