

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
May 3, 2012

Approved

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday May 3, 2012 at 7:05pm, the roll was called:

Present	M. Coriale - Chairman
Present	Ron Rubin
Excused	E. Pinneo
Excused	B. Pringle
Present	D. Gridley
Present	J. Gruschow
Present	A. Carcone

Others present, Susan Atkisson, Brian Friguliette, Nicole Landers, Annette Toasperm, Jim Bird, Bob Evans, Phil Bailey, Bill Sutherland, Jerry Kernahan, Fred Thomas, Steve McMichael, Donald Schneider, Richard Lane - Development Director for the Finger Lakes Museum, Town Board member Mike Steppe, and several unidentified persons.

APPROVAL/CORRECTION OF MINUTES

A motion was made by Donna Gridley to approve the April 5, 2012 Meeting Minutes, as amended. Under Gerry Kernahan concept plan, change from Fred Thompson to Fred Thomas and under Committee reports b. it should say – Bob Evans emailed Mary Coriale, Donna Gridley, and Jennifer Gruschow asking if there was any overlapping on the three projects that are happening in the Town?

The motion was seconded by Jennifer Gruschow

4 - Ayes —Mary Coriale, Donna Gridley, Jennifer Gruschow, and Art Carcone- 1 Abstention – Ron Rubin. Ron Rubin was not present at the 4/5 meeting.

A motion was made by Ron Rubin to approve the April 19th Special Meeting Minutes as submitted.

The motion was seconded by Jennifer Gruschow

4 - Ayes —Mary Coriale, Ron Rubin, Jennifer Gruschow, and Art Carcone- 1 Abstain – Donna Gridley. Donna Gridley was not present at the 4/19 meeting.

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. Finger Lakes Museum – Preliminary site plan submission

Mary updated those present on the Museum project. An onsite meeting occurred on Friday, April 20th. In attendance was Art Carcone and Mary Coriale from the planning board, Wayne Ackart, Mike O'Connell (the

planning board's consulting engineer), John Phillips, numerous NYDEC staff members, Don Naetzker (Museum Project Director) and other representatives from the museum. The meeting was held to introduce the DEC to the project scope and gain an understanding of the environmental and regulatory impacts of the proposed improvements.

The Town Board will be the lead agency for the zoning change and the Planning Board is the lead agency for the museum project. Both projects will be considered a Type 1 Actions. The Museum project will require two separate SEQR reviews: One to amend the zoning code to include museums chartered by the NYS Board of Regents as a permitted use with site plan review within the current Ag-Res District (Town Board's piece); and another for the proposed museum project itself (PB piece).

The letters identifying the PB as the Lead Agency for the Museum project went out to all involved and interested agencies on April 20th. The agencies have 30 days to comment. Mary asked if Don Naetzker was following through to be sure the letters were returned. Richard Lane said that someone from the Museum is following through.

The Town Board will request to be Lead Agency for the zoning amendment at their May 16th mtg. Wayne Ackart is working on the draft EAF for the Town Board's review. The updated draft of the zoning change should have been reviewed at last night's County PB meeting. The major edit is that the zoning change now addresses only the addition of Museums as permitted in Ag/Res with site plan. References to Educational Institutions has been deleted in the update and Jim Crevelling's comments concerning education and zoning districts have also been addressed.

The TB at its May 16th meeting will accept lead agency status, conduct the SEQR review of the zoning change, and vote whether or not to enact the zoning change.

Preliminary site plan submission: (submitted this evening)

- a. The Planning Board members will review the Museum documents submitted in preparation for discussion at the Special Planning Board meeting devoted to the Museum Project on May 17th @7pm at the Town Hall.
- b. Donna Gridley was concerned with the 54A easement and would like to see further discussion between involved parties.
- c. Doug Nichols (a neighbor) also has a concern with the 54A easement. Doug is concerned with the option for a fence along the sidewalk on the easement.
- d. Nicole Landers from the Farmer's Market would like to know what arrangements have been made with the Farmers Market.
- e. Bob Evans said the he is completely opposed to the plan for the driveway off 54A as it is proposed in the current drawings. He believes that this will totally hurt the Farmer's Market and all of the work that has been done to promote it.
- f. Mary will forward these concerns to Don Naetzker.

A Motion was made by Jennifer Gruschow to send the Preliminary Site Plan for the Branchport School Museum Project to the County Planning Board, with a notation that it has not been reviewed by the Planning Board.

The Motion was seconded by Ron Rubin

Ayes – 5, Nays – 0

- A. Gerald Kernahan was present to present the concept Site Plan for the Keuka Park Senior Living Development for Steve McMichael, Fred Thomas and Bill Sutherland. Application # 1003 dated 4/12/2012.
- a. Yates County approved the Special Use for this project.
 - b. There was not enough information to for the Planning Board to complete the SEQR.
 - c. There are several requirements needed to do Site Plan and Special Use. Will this fit into a neighborhood if the proper things are done?
 - d. The applicants do not want to spend more money on the project until they know that the special use variance will be granted by the ZBA.
 - e. Discussion regarding whether the Zoning Board can issue a Special Use Variance without an approved Site Plan or environmental review completed by the Planning Board. Consensus not reached.
 - f. The applicants will meet with their attorney on Wed 5/9/2012 to have several questions answered. The questions include: What will be what these buildings should be called, Condos, Town houses, Multiple Dwelling Units?
 - g. There was much discussion as to the fact that the plans submitted for review were once again preliminary concept drawings.
 - h. There was some opposition to the project by Donald Schneider, a neighbor. He felt that this concept as presented will alter the quality of the neighborhood. Donald suggested that there only be 12 units instead of 14-16.

A motion was made by Donna Gridley that we have our engineer review the detailed site plans when they are submitted for this application (# 200 dated 4/12/2012). Applicants must submit documents (and copies for all members of the PBoard) at least 14 days before the planning board meeting that they wish to be on the agenda.

The motion was seconded by Art Carcone.

Ayes – 5 Nays - 0

A motion was made by Ron Rubin to table the Site Plan and SEQR review because of inadequate information noting that granting a Special Use variance is not the Planning Board's role.

The motion was seconded by Jennifer Gruschow.

Ayes – 5 Nays – 0

- C. Brian Friguliette/Susan Atkisson - Tax Map # 60.84-1-4.11. Property located at 2792 RTE 54A, Penn Yan, NY 14527. Special Use Permit to construct a seasonal building to sell their locally produced products.
- a. Brian Friguliette/Susan Atkisson were present to present their plans for a seasonal building to sell their locally produced products.

- b. Project was reviewed as per Town of Jerusalem zoning for site plan review (160-103 a-g). Additionally the Planning Board reviewed the applicant's attachment to the 4/2/12 application (applicant's narrative addressing site plan criteria a-g).
- c. The applicants plan to construct a 20 by 20 new structure to sell the products they produce. The building will be facing toward 54A.
- d. The business will be open seasonally mostly on weekends and they will not be open after dark.
- e. There is a gate on the driveway that will be locked when the business is not open.
- f. There will be stoned laid where parking will be and there will be room for about 3 cars.
- g. It was suggested that they locate the parking behind the building or at a minimum establish a hedge buffer so the cars are not visible from 54A.
- h. The applicants have already contacted the Dept. of Transportation for the 54A curb cut.
- i. There may be a solar lighting, but no other lighting because they will not be open after dark.
- j. Signage will be as per zoning code.
- k. The building will be constructed to fit into the landscape.

SEQR

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 Ron Rubin

Ayes - 5 Nays – 0

SITE PLAN REVIEW

A motion was made by Donna Gridley to approve the Site Plan for Brian Friguliette/Susan Atkisson application #1002 dated 4/2/2012 to construct a seasonal building to sell their locally produced products, with the following stipulations.

- **Low Level lighting on the sign**
- **Signage as allowed by zoning.**

The motion was seconded by Art Carcone

Ayes - 5 Nays – 0

- D. Annette Toaspern – To present a letter of Appreciation update to include and promote Green/sustainable projects in Jerusalem
- a. Annette presented a new Certificate of Appreciation that has been created to award to a citizen or group of citizens that have recognized by their fellow citizens for making contributions to the community at large.
 - b. Annette asked that the Planning Board to initiate this certificate to give the citizens “A pat on the back for doing the right thing.”

A Motion was made by Jennifer Gruschow to that we recommend to the Town Board that they include Green initiative in their Certificate of Appreciation for the use of Open Space Subcommittee. To put this on a practical level for the board to understand, this would mean residents could be congratulated on using best practices that might include:

- **Installing a rain garden**
- **Building a home using locally purchased materials.**
- **Creation of a farmers market selling local products**
- **Donating land to the land trust for public trail**
- **Switching to an alternative energy system for your home or business**
- **Many other best practices that benefit the community at large**

These are practices that need recognition as they can cost the individual more in the beginning. It is a way of encouraging everyone to do their best to make our town a wonderful place to live.

The Motion was seconded by Donna Gridley

Ayes – 5, Nays- 0

New Business

- A. Fencing Law – Pat Killen
- a. The Board was given a copy of the Fence Law Draft. They were asked to review it and give their updated drafts to Pat Killen at our June meeting.
 - b. No action was taken on the Fence Law Draft at this meeting.

PUBLIC BUSINESS

1). OLD BUSINESS

- A. Committee Reports
- a. Zoning Regulations Review Subcommittee – Mary Coriale – Chairman
 - i. The committee has met again since our last Planning Board meeting and completed the review the draft and sent Matt Ingalls feedback.
 - ii. There next meeting will be the 22nd of May at 5:30pm at the Town Hall. Matt Ingalls will be at this meeting.
 - b. Agriculture Protection & Right to Farm – Donna Gridley-Chairman

- I. There was another meeting last week. They are getting close on the language for the proposed legislation law for right to farm. They are hoping that by July they will have it to the Planning Board to review.
- c. TOJ Conservation and Renewable Energies subcommittee (Deb Koop – Chairman & Jim Creveling – Vice Chairman)
 - i. Their next meeting will be May 15th at 5pm.
- d. Keuka Lake Watershed Land Use Leadership (Deb Koop – Chairman)
 - i. No Report
- e. Branchport Hamlet Plan – Jennifer Gruschow
 - I. There was a lack of communication at the last Town Board Meeting. The Hamlet Plan will not be addressed until the June Town Board Meeting.
- f. Jennifer asked that if she receives mail at the Town Hall, that she be notified.
- g. Planning Board Training – Tom Close
 - I. No Report
- h. Planning Board Education – Bob Evans
 - I. No Report
- i. Signs – Art Carcone – Chairman
 - i. Art reported that he is looking to putting up a kiosk. 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.
- K. Town Board Liaisons – Mike Steppe & Pat Killen
 - I. Mike Steppe suggested that we look at establishing a Task Force of members from all boards. To establish a package that is based on what is needed for projects. When someone comes in and says that want to do a certain projects we can give them a list of the things that they need to do for the project.
 - II. Also we need to establish a process by which the Planning Board can use their engineer, and when it is the responsibility of the applicant to cover the cost.

B). NEW BUSINESS

- a None

A motion to adjourn the meeting at 9:30pm was made by Art Carcone and seconded by Donna Gridley.

Ayes- 5 Nays - 0

Respectfully submitted,

Carol Goebel