

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
June 7, 2012

Approved
As Amended

The regular meeting of the Town of Jerusalem Planning Board was called to order by Interim Chairperson Mary Coriale, on Thursday June 7, 2012 at 7:05pm, the roll was called:

Present	M. Coriale – Interim Chairperson
Present	Ron Rubin
Present	E. Pinneo
Present	B. Pringle
Present	D. Gridley
Present	J. Gruschow
Present	A. Carcone

Others present, Don Naetzker, Fred Brundige, Mary Louise Brundige, Ronald Stanley, Steve McMichael, Bill Sutherland, Fred Thomas, Jennifer Daugherty, Phillips Lytle, Delores D Sutherland, Phil Bailey, Jerry Kernahan, Donald Schneider, Town Board members Mike Steppe and Pat Killian, and several unidentified persons.

APPROVAL/CORRECTION OF MINUTES

A motion was made by Ron Rubin to approve the May 3, 2012 Meeting Minutes, as presented.

The motion was seconded by Ed Pinneo

Ayes - 7 – Nays - 0

A motion was made by Ed Pinneo to approve the May 17th, 2012 Meeting Minutes as amended. Title was changed- it was not a Combined Boards Meeting.

The motion was seconded by Bill Pringle

Ayes - 7 – Nays – 0

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. Finger Lakes Museum –

a. SEQR

- i. Attachment 1a – Full Environmental Assessment Review
- ii. Attachment 2a - *Mitigation Measures & Evidence in Support of a Negative Declaration*
- iii. Attachment 3a - SEQR ~~Draft~~ Resolution from Phil Bailey

These attachments are on file at the Jerusalem Town Hall in the Planning Board File under The Finger Lakes Museum.

A motion was made by Mary Coriale to approve the SEQR based on the information provided, and supporting documentation that this proposal will not result in any significant adverse environmental impact. See attached document entitled *Mitigation Measures & Evidence in Support of a Negative Declaration.*

Seconded by: Jennifer Gruschow

Ayes - 7

Nays - 0

b. Site Plan

- i. Don Naetzker reviewed the updates to the Site Plan. In a letter that was received from Don Naetzker, he reviewed all of the changes and updates. The only outstanding item was the Storm Water and Pollution Prevention Plan which will be reviewed by Rick Ayers, Yates County Soil and Water. Rick needs a letter from the Town requesting this. Attachment 1
- ii. John Phillips stated in response to a question from the Chair that he had reviewed the plans for signage and finds them to be in compliance with the town regulations.
- iii. An updated Site Plan was received for the museum dated 5/25/2012. Attachment 2.
- iv. Mike O'Connor has reviewed the Site Plan Attachment 3.
- v. Mike has also sent a Draft Final Site Plan Review Language. Attachment 4
- vi. The museum is willing to work with the neighbors on buffers in the neighborhood.
- vii. The museum would like to have a crosswalk from the museum to the library
- viii. The Guyanoga Road entrance would be used for light traffic.
- ix. A letter was received from the Branchport/Keuka Park Fire Department dated 5/31/2012 Attachment 5.
- x. A email was received from Jack Gleason the undersheriff for Yates Sheriff's Office dated 6/7/2012- Attachment 6
- xi. A SEQR draft resolution was received from Phil Bailey Attachment 7
- xii. Elaine Nesbit will send a letter to Rick Ayers requesting his review of the SWPPP Plan.
- xiii. It was noted that there was a zoning change that now permits museums with site plan review in AG/Res.

A Motion was made by Mary Coriale to approve the final Site Plan for the Finger Lakes Branchport Discovery Campus subject to the following conditions.

The Motion was seconded by Ed Pinneo

Ayes – 7, Nays – 0

The following SEQR and Preliminary Site Plan discussion was led by Ron Rubin. (Mary Coriale abstained).

- A. Gerald Kernahan was present to review the Preliminary Site Plan for the Keuka Park Senior Living Development for Steve McMichael, Fred Thomas and Bill Sutherland. Application # 1003 dated 4/12/2012. Tax Map #72.60-1-1.1. Property located on West Side of Central Ave –a multiple dwelling development. “That it consists of 3 four unit buildings and 1 three unit building, all units being single family condominium units for sale.”

- a. SEQR

- i. The final short form SEQR – Attachment
- ii. A email from Shawna Bonshak dated 5/25/2012 – Attachment 3
- iii. A email from Shawna Bonshak dated 5/30/2012 – Attachment 4

A motion was made by Jennifer Gruschow to approve the SEQR based on the information provided and supporting documentation that this proposal will not result in any significant adverse environmental impact. See attached documentation to support this Negative Declaration

Seconded by Art Carcone

Ayes – 6 – Donna Gridley, Ron Rubin, Bill Pringle, Ed Pinneo, Jennifer Gruschow and Art Carcone.

Nays – 0

Abstain – 1 – Mary Coriale

b. Preliminary Site Plan

- i. A email from Chris and Mary Coriale dated 5/9/2012 – Attachment 2

The PB (Mary Coriale Abstained) reviewed the preliminary revised Site Plan developed by Gerald N. Kernahan for Steve McMichael, Fred Thomas and Bill Sutherland dated May 14, 2012 for the Keuka Park Senior Living Development – application # 1003 dated 4/12/2012. The following areas were noted by members of the PB and the public as needing further development were as follows:

- **Buffering**
- **Erosion Control**
- **Density of the Project**
- **Side Yard set backs**
- **Screening**
- **Need to address impact of Lighting**
- **Property Lines**
- **Neighbor concerns**

B. Fred Brundige - Tax Map # 103.65-1-3. Property located at 8385 East Bluff Drive, Penn Yan, NY 14527. Remove existing cottage and construct a new lake house.

1. SEQR

- a. Paul Brundige was present to review the site plans for the property at 8385 east Bluff Dr. Plan # 1108 dated 5/16/2012.
- b. Some concerns were brought up.
 - a. Deck is over the Property line.
 - b. Sewer & Water out to the road

- c. There is an existing shed
- d. Drainage is to the south to a drainage swall
- e. There will be a new rock wall and an extra retaining wall behind the house.

A motion was made by Jennifer Gruschow to approve the SEQR based on the information provided and supporting documentation that this proposal will not result in any significant adverse environmental impact. See attached documentation (Erosion Plan developed by Finger Lakes Design dated 5/17/2012 to support this Negative Declaration.

The motion was seconded by Mary Coriale

Ayes – 7

Nays – 0

2. Steep Slopes

A motion was made by Mary Coriale to approve the Steep Slopes Application # 5-12 dated 5/18/2012 with the following conditions

- **Yates County Soil and Water review the erosion control plan**
- **Site boundaries must be clearly marked and high water mark must be clearly marked**
- **On site – Pre construction meeting with Engineer, TOJ Code Enforcement, Highway Superintendent, Representative from YCSW, KPSW Representative.**
- **Identify - Staging Area for removal of debris, Discuss plan with Highway Superintendent**
- **Establish sediment & erosion measure per final approved erosion control plan**
- **Seed, mulch, water bare ground within 48 hours after construction**
- **Remove all construction debris, temporary sediment & control measures when satisfactory stabilization has occurred & vegetation is established.**

The motion was seconded by Jennifer Gruschow

Ayes – 7

Nays - 0

- C. Paul and Vanessa Wagner – Tax Map # 83.76-1-7.1. Property located at 1002 Esperanza Drive, Branchport, NY 14418. Construct a new residential home with retaining wall for parking purposes. Application # 4-2012 dated 5/17/2012

- i. SEQR

- 1. Gerald Kernahan present to review the Steep Slopes Site Plan developed by Gerald N. Kernahan, PE project no 2012-12 dated

- 5/10/2010 for construction of a new residential home with a retaining wall
2. A letter was received from Rick Ayers, CPESC, Yates County Soil and Water dated 5/30/2012. This letter states that the project needs to be reviewed by Bob Payne, Jerusalem Highway. The Town water hook up needs to be reviewed by the Water Department. The high lake elevation of 715.3 needs to be marked before the construction starts.
 3. A memo was presented from Gerald Kernahan addressing the regulations for construction on steep slopes dated 5/17/2012.

A motion was made by Mary Coriale to approve the SEQR based on the information provided and supporting documentation that this proposal will not result in any significant adverse environmental impact. See attached documentation to support this Negative Declaration

This motion was seconded by: Jennifer Gruschow

Ayes – 7

Nays - 0

ii. Steep Slopes

Motion was made by Mary Coriale to approve the Steep Slope Site Plan developed by Gerald N. Kernahan, P.E. (Project No. 2012-12 dated 5-10-12; Tax Map # 83.76-1-7.1) for Paul and Vanessa Wagner for the property located at 1002 Esperanza Drive, Branchport, NY 14418 for construction of a new residential home with retaining wall for parking purposes with the following requirements:

- **Dig NY safely must be notified 2 full work days (not including the day the call is placed) prior to digging, drilling, or blasting for the utility stake out.**
- **A minimum of 2 business days notice shall be given to the watershed manager prior to commencement of any site work on the property**
- **The lot lines and high water mark must be clearly marked prior to pre-construction meeting.**
- **On site pre-construction meeting: CEO, representative YCSW, Engineer, and builder.**
- **Be prepared to discuss sequence of site development at time of pre-construction meeting.**
- **Location of hook up to town water line must be reviewed by the Town of Jerusalem Water Department.**
- **Project needs to be reviewed by Bob Payne, Jerusalem Highway superintendent**
- **Removal of material from site must be coordinated the Highway superintendent before work commences.**

- The installed septic system shall be inspected by the watershed manager and engineer before being covered.
- Adhere to the Erosion Control Sequence as outlined in the approved plan page 6.

The motion was seconded by Donna Gridley

Ayes – 7

Nays – 0

New Business

A. Fencing Law – Pat Killen

- a. The Board will be sent an electronic copy of the updated Fence Law Draft. They were asked to review it and give their updated drafts to Pat Killen at our July 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 on May 22nd at 5:30pm at the Town Hall
- ii. The Committee reviewed the map of the View Shed.
- iii. The Committee reviewed the draft with Matt Ingalls. Matt will draw up the final draft for the Public Meeting. This draft will be sent to the Town Board.

b. Agriculture Protection & Right to Farm – Donna Gridley-Chairman

- i. No Report

c. TOJ Conservation and Renewable Energies subcommittee (Deb Koop – Chairman & Jim Creveling – Vice Chairman

- i. The committee voted to work with the Keuka Watershed Protection committee on this grant. If awarded, this grant will provide \$\$ for the implementation of our TOJ Conservation Strategies and Actions as defined in the TOJ Comprehensive Plan. These strategies closely match those of Chapter 4 of the Keuka Watershed Protection Guide.
- ii. The committee will be making recommendations to the Town Board to award deserving TOJ citizens the Letter & Certificate of Appreciation. The recommendations will be based on renewable energy, conservation, and historic preservation achievements.
- iii. The "54a Road Gang" Clean Up day (a 2 mile stretch of 54a from the Branchport Fire House) was a big success.

- d. Keuka Lake Watershed Land Use Leadership (Deb Koop – Chairman)
 - i. The committee is applying for a NYS watershed management grant. If awarded, this grant will provide the \$\$ necessary to implement the conservation/environmental sustainability/open space planning guidelines in Chapter 4 of the Keuka Watershed Protection Guide (this
 - ii. 2009 guide was approved by resolution by all communities in the Keuka Watershed). The goal is for all Keuka Watershed communities to have similar Comprehensive Plans, zoning, and implementation of critical environmental protection issues.
 - iii. The grant deadline is July. Awards are made by October. Funding is June 2013.
 - iv. (Unofficial Note: Our TOJ Comprehensive Plan, our conservation/environmental/open space protection objectives, and our Steep Slope ordinance are kind of considered "the gold standard" for the Keuka Watershed.)
 - v. The grant is being written by a professional planner/grant writer.
- e. Branchport Hamlet Plan – Jennifer Gruschow
 - i. The SEQR will be addressed at the next Town Board meeting on June 20th.
 - ii. There will be a special meeting and a public meeting on July 11th to adopt the Hamlet Plan.
 - iii. Jennifer will be submitting a grant application for street improvements in Branchport. The Hamlet Plan needs to be adopted before the grant can be submitted.
 - iv. The museum has been very cooperative in allowing Jennifer to use the engineering figures that they have prepared.
- f. Planning Board Training – Tom Close
 - I. No Report
- g. Planning Board Education – Bob Evans start here.
 - I. No Report
- h. Signs – Art Carcone – Chairman
 - i. No Report
- K. Town Board Liaisons – Mike Steppe & Pat Killen
 - I. No Report

B). NEW BUSINESS

- a A motion was made by Mary Coriale to call a special meeting to review the Adam Folts application. To further consider the application. The meeting will be held at the Jerusalem Town Hall on Wed June 13, 2012 at 7pm.

A motion to adjourn the meeting at 10:45pm was made by Jennifer Gruschow and seconded by Art Carcone.

Ayes- 7 Nays - 0

All Attachments will be on file in the Planning Board File at the Jerusalem Town Hall

Respectfully Submitted

Carol Goebel