

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

April 4, 2013

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, April 4, 2013, and called to order at 7:00 pm by Chairman Ron Rubin.

Roll Call:	Ron Rubin	Present
	Dave Owens	Present
	Art Carcone	Present
	Jack Wheeler	Present
	Ed Pinneo	Present
	Donna Gridley	Present
	Jen Gruschow	Excused – anticipates return in May

Others present included: Mike Steppe/Town Board, John Phillips, CEO, Dan Landis, Ashley Williamson

Minutes from the March 2013 Planning Board meetings were voted upon and approved

Steep Slope Application #2013-1, property at 2349 Lower West Lake Road

Dan Landis, representing Landis 'Scaping and Design Inc. (contractor on the project) presented the Planning Board with updated design plans. He advised that CME Assoc Inc (Central Sq, NY) would be providing Soil Testing services to Pany and Lentz Engineering (design engineer company – Allentown, Pa.) during construction. Gilbert Land Surveyor would be providing the final survey upon completion.

The Project involves construction of a patio, three landings, and stairs to the beach. This will replace an existing deck and stairway.

A motion to approve SEQR was made, and approved unanimously, based on the information provided and supporting documentation that this proposal will not result in any significant adverse environmental impact. The Negative Declaration is also supported by the Erosion Control Plan developed by Pany and Lentz.

The TOJ Planning Board grants approval of the **Steep Slope Application # 1-2013** (dated **March 15 , 2013**) subject to the following conditions:

- 1) Yates County Soil and Water has reviewed the erosion control plan. Any conditions as dictated by YCSW to be included.
- 2) Site boundaries and high water mark must be clearly marked.
- 3) On site – Pre construction meeting with Engineer, TOJ CEO, Highway Superintendent (Town and County), Representative from YCSW, Representative from KP Sewer&Water, Details of the proper installation and maintenance of the silt fence needs to be provided to the contractor.
- 4) Identify Staging Area for removal of debris. Discuss plan with Highway Superintendent. The contractor must prevent tracking of soil from the site and provide for daily clean-up of any material deposited in the public road.

- 5) Establish sediment and erosion measure per final approved erosion control plan.
- 6) If topsoil from the construction site is to be saved on site and re-used, the location should be marked on the plan and the down slope protected by silt fence.
- 7) Seed, mulch, and water bare ground within 48 hours after construction.
- 8) Remove all construction debris, temporary sentiment and control measures when satisfactory stabilization has occurred and vegetation is established.
- 9) Pany and Lentz to monitor all inspections, and approve inspection reports and testing done by CME Assoc Inc, or others designated by Pany and Lentz.
- 10) It is understood that any inspections done by YCSW during construction, deemed necessary by the Town's CEO, will be at the expense of the applicant.
- 11) A final as-built survey will be prepared by Gilbert Land Surveyor, surveying final wall location and alignment and report to the wall engineer.

) A letter of certification from the Certified professional must be obtained by the property owner or builder/contractor when the work is completed, that it has been completed in accordance with the permit and a copy must be given to the CEO's office.

) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.

Motion to approve steep slope appl#1-2013, with conditions, was approved unanimously.

Committee Reports:

- a. Zoning Review Sub Committee (Reviewing Ag-Res. Zone) – Jim Crevelling/Chairman – written report submitted
- b. Agriculture Protection & The Right To Farm (Donna Gridley/Chair) - revisions with Phil Bailey – Public hearing planned for May.
- c. TOJ Conservation of Natural Resources & Renewable Energy (Deb Koop/Chair) - written report submitted
- d. Keuka Lake Watershed (Deb Koop, Chair) - written report submitted
- e. Branchport Hamlet – Jen Gruschow/Chair – none
- f. Signs –A. Carcone/Chair - awaiting feedback from Town Board on proposed amendments.
- g. Town Board liaison – Mike Steppe –

- 1) Community Development Grant committee – Jennifer (PB), Max (TB)
- 2) Waterfront Revitalization Grant committee – Jack (PB), Mike S. (TB)

Announcements: None

Motion to adjourn made and seconded at 8:15pm.

Respectfully submitted
Ron Rubin, Chairman