

TOWN OF JERUSALEM  
PLANNING BOARD MINUTES

June 6, 2013

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, June 6, 2013, and called to order at 7:00 pm by Chairman Ron Rubin.

Roll Call:	Ron Rubin	Present
	Jen Gruschow	Present
	Dave Owens	Present
	Art Carcone	Present
	Jack Wheeler	Present
	Ed Pinneo	Present
	Donna Gridley	Present

Others present included: Herman Veil; Leonard & Dolores Lang; Two unknown guests; Don Naetzker, Finger Lakes Museum; John Phillips, CEO; David Specksgoor, The Observer; Ashley Williamson, Recording Secretary.

Minutes from the May 2013 Planning Board meetings were approved. Motion made by Gridley seconded by Wheeler. All were in favor.

**Don Naetzker, Finger Lakes Museum**

Rubin and Phillips attended a preconstruction meeting which was informative. Phillips stated the plan is to start working on the existing building first. There are no plans for the building by the water at this time, but that will be part of phase 2. The changes that were proposed from the last meeting were; not putting in the bathrooms by the water because that is considered to be a part of phase 2. The Museum is not going ahead with the road cut because they have not heard back from DOT. The most significant change is the addition of the aviary. The location of the aviary will be at the front entrance and people will be able to observe from the outside.

Naetzker stated there is no change for the aviary since last month's meeting. There are no changes with not doing the bathrooms. They would like to withdrawal the curb cut because of complications with DOT. There will be a great delay waiting for the permit from DOT. They would like to leave the driveway as it was originally proposed.

Gruschow asked if the Museum was going to leave the driveway for neighbor, Doug Nichols to take care of. Naetzker said the Museum may be back before the Planning Board for the curb cut but for this application they need to withdraw it.

Naetzker stated that the contractor pulled his equipment off site and may start in two weeks. The concern is with the 4<sup>th</sup> of July holiday it might be worth waiting till after the holiday. The Museum is still planning to allow the public fireworks display to take place on their property.

Gridley asked if all the permits were taken in care of. Phillips stated they have the permit to start with the construction on the building.

Gridley had concern with the timing of phase 2. Naetzker stated that phase 2 will follow a couple of months after phase 1. The phases 1 & 2 are mainly for bidding purposes, from a building perspective it will hardly seem like a phase change. The plan is to have it done before winter.

The new open date is April 22, 2014 which is Earth Day.

A motion was made by Rubin seconded by Pinneo to modify the conditional site plan approval of June 7, 2012 as follows:

- 1) An aviary for a live bald-eagle exhibit at the north-west corner of the existing building, that would be built according to Federal standards, require a Federal license, and be developed according to the submitted plans.
- 2) New restrooms will not be constructed at the Creekside Center, reducing the impact of site construction. Critical plumbing elements will be roughed in for possible future construction.
- 3) NOTE: The proposed request for a culvert extension within the SR54A ROW has been withdrawn, due to the time necessary to obtain DOT approval

All were in favor. Motion was approved unanimously.

**Old Business:** From last month's steep slope application, 5191 East Bluff Dr. was approved with conditions and neighboring property owner, Mr. Veil is concerned that the driveway is not as it was drawn. The side of the driveway or slope is right up against the silt fence, if the silt fence comes out then the driveway gravel will be on his property. The edge of the driveway was supposed to be 4 feet away from Mr. Veil's property line. Phillips stated the driveway looks closer to the property line than what the drawing said. Carcone contacted Rick Ayers to inform him the driveway is different from what was proposed. The contractor has not contacted Phillips stating the project is done so there has been no Certificate of Compliance issued. Rubin stated the Board's approval was contingent on the map and drawing that was presented to them. Phillips biggest concern is the drainage; to make sure water wasn't draining on Mr. Veil's property.

Carcone stated that the issue the Town is facing is contractors tend to rely on forgiveness rather than getting a permit. The Town does not have fine or penalty in place for when this happens. The Town Board needs to be informed that this is an issue and there needs to be a fine or penalty put in place for when work is started without a permit. The biggest concern is steep slopes because when the work has already been started the damage is already done, as oppose to someone putting up a shed in the wrong spot that can be moved.

#### **Committee Reports:**

- a. Zoning Review Sub Committee (Reviewing Ag-Res. Zone) – Jim Crevelling/Chairman – written report submitted via email. Last meeting before summer.
- b. Agriculture Protection & The Right To Farm (Donna Gridley/Chair) - Tabled at Town Board.
- c. TOJ Conservation of Natural Resources & Renewable Energy (Deb Koop/Chair) - None.
- d. Keuka Lake Watershed (Deb Koop, Chair) - None.
- e. Branchport Hamlet – Jen Gruschow/Chair – Meeting was held on May 28<sup>th</sup>. Goal this year is to apply for funding under the Main Street Program. Local Business Owners would contribute 25% to a project and then if awarded, would receive the remaining 75%. Keuka Housing will help put the grant application together. Also would like to find funding to fill in the ditch in front of the

fire house. The Transportation Enhancement Program has been re-announced. The Museum might be able to administer the project. A meeting with Renee Bloom from Keuka Housing is scheduled for the end of June.

- f. Signs –Art Carcone/Chair – Carcone stated his first thought was to leave the decision of a sign violation up to the CEO but if a sign is not removed then to the Town could be held liable. The other big issue is that most of the sign concern is State route 54A and the Town has no authority, since it is a state highway. The size of the signs is what needs to be addressed because right now 150 sq. ft. is allowed. At the last Town Board meeting Steppe suggested the allowance of 4ft by 8ft, and anything larger would need a special use permit. Carcone agreed that the square footage should be reduced. Rubin asked Carcone to draft a Size of Sign Amendment to bring to the next meeting to give to the Town Board.
- g. Town Board liaison –None.

Announcements: The July meeting will be moved to Tuesday July 9<sup>th</sup> instead of the normal Thursday because of it being the 4<sup>th</sup> of July.

Rubin made a motion to adjourn and Carcone seconded at 7:50pm.