

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

September 5, 2013

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, September 5, 2013, and called to order at 7:05 pm by Vice Chairman Jennifer Gruschow.

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

Others Present: Gary Molyneaux, Jon & Art Hunt, John Phillips, CEO; Mike Steppe, Town Board; Ashley Williamson, recording secretary

Minutes: A Motion was made by Wheeler to approve the minutes of the August 2013 meeting with the typo correction of feet being feed. Seconded by Owens. All were in favor. Gruschow abstained.

New Business: Site Plan- Open Development & Private Road Review

Gruschow explained the reason for the application is because Mr. Molyneaux owns several parcels. If the back parcels were sold separately at a later time there would need a private road for access. The private road construction standards code 93-26 A-H, seem to have all been met. CEO Phillips stated he saw when the top soil was taken off, the fabric put down and the gravel compacted. The drainage is there; the turnaround is sufficient, Rob Martin from Highway saw and was satisfied with it. When completed Sandy Bates, the Fire Chief will look at it. The process of the private drive is to prevent land locked parcels in the future.

Gruschow made a motion that the planning board is making a recommendation for approval for the open development for the private road by the Town Board since the construction standards of the Town Code have been met. The approval is signed off by the Code Enforcement Officer, Highway Department & Fire Chief to make sure each requirements are met. Seconded by Pinneo. All in favor.

Other Business: Jonathan Hunt addressed the board with his concern of putting in a high tunnel greenhouse. There was discrepancy regarding the price of a building permit and if a permit was actually needed. Hunt made his case to the planning board that he was led to believe that a high tunnel greenhouse is considered equipment and not a structure. CEO Phillips explained that the Town's zoning code supersedes what Ag and Markets states. Other discussion took place and the planning board agreed they would seek direction from the town attorney Phil Bailey in regard to the working of resolution 148-12.

Old Business: There was discussion among the board about people who start building structures without a permit. CEO Phillips stated the Town Board is working on a law that if a person starts a project without a permit there will be a monetary fine.

Committee Reports:

- a. Zoning Review Sub Committee (Reviewing Ag-Res. Zone) – Jim Crevelling/Chairman – Sent via Email.
- b. Agriculture Protection & the Right To Farm (Donna Gridley/Chair) - No Report.
- c. TOJ Conservation of Natural Resources & Renewable Energy (Deb Koop/Chair) – No Report.
- d. Keuka Lake Watershed (Deb Koop, Chair) – No Report.

- e. Branchport Hamlet – Jen Gruschow/Chair – No Report. Looking for members for the Hamlet committee.
- f. Signs –Art Carcone/Chair – No Report.
- g. Town Board liaison – Mike Steppe stated that the Planning Board can request legal advice if they feel they need it, like in regards to the Hunt issue the board was just addressed about. The Town Board would like to send back the Sign Law. The board felt with the amount of time that spent on it and with the only change being the sign needs to be smaller. Steppe felt residents are still upset about this and his suggestion is to have a public meeting about the sign law. Steppe stated that other issues need to be addressed besides just the size of the sign, like the quantity of size in one area and if the sign is on state property.

Pinneno made a motion to adjourn and Wheeler seconded at 7:55pm.