

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

April 3, 2014

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, April 3, 2014, and called to order at 7:00 pm by Chairman Ron Rubin.

Roll Call:

Ron Rubin	Present
Jen Gruschow	Present
Art Carcone	Present
Jack Wheeler	Present
Ed Pinneo	Present
Donna Gridley	Present

Others Present: Deb Koop, Tim Cutler, David Specksgoor, The Observer; John Phillips, Code Officer; Ashley Williamson, Recording Secretary.

Minutes:

A motion was made by Pinneo to approve the minutes of the March 2014 meeting. The motion was seconded by Gridley. All were in favor. Rubin abstained.

Applications: None.

Old Business: Rubin explained that he and Elaine will pre-fill out a draft copy of the SEQR for the meetings. Elaine will verify the information from the applicant.

Committee Reports:

- a. Zoning Review Sub Committee (Reviewing Ag-Res. Zone) – Jim Crevelling/Chairman – No meeting recently. The Town has looked at what was presented, and the Town gave it back to Jim to rework. There was a major discussion on coverage.
- b. Agriculture Advisory Committee (Donna Gridley/Chair) - No Report. Gridley would like to take the final material from Jim to the Agriculture Committee.
- c. TOJ Conservation of Natural Resources & Renewable Energy AND Keuka Lake Watershed (Deb Koop/Chair) – Deb gave a brief history of the committee and some of their accomplishments. She is stepping down from being Chair and presented the board with her final report. The committee hopes that someone else will step up and keep the committee going. Please see the attached document.
- d. Branchport Hamlet – Jen Gruschow/Chair – Working on the design for the ‘Welcome to Branchport’ sign. Also working on the Transportation Alternatives Program to apply for funding to fill the ditch and run sidewalks. Tim Cutler went to a workshop that was mandatory to even be able to apply. Questionnaires have been passed around for the Façade Guidelines. In June will apply for Main Street Funding.

- e. Signs –Art Carcone/Chair – Meeting in May.
- f. Comprehensive Plan Review Committee- Ed Pinneo—No Report.
- g. Town Board liaison – Mike Steppe- Excused, No report. Rubin stated the Town Board will be making their decision on the vacant spot on the Planning Board.

New Business: Rubin passed out the Application Flow Chart to all the board members. This is given to all the applicants that come into the office. The chart may be reviewed and to see if changes need to be made.

Pinneo asked Phillips about if there were any issues going on at the senior living site. Pinneo stated two people confronted him asking about an article in the newspaper. Phillips said there are no major issues, he said at one point it looked like the corner of the 2nd unit was going to be in the easement but that was resolved.

Rubin passed around a map of the Town with the different zones.

Announcements: There are multiple trainings opportunities, 3/29- “Ins and Outs of Variances” in Canandaigua; 4/2 and 4/3- “STC Regional Leadership Conference” in Corning; 4/29- “Local Land Use Training” in Penn Yan; 5/15- “Spring Regional Local Government Workshop” in Pittsford; 6/19- “Land Use Training- topics tbd” in Penn Yan. The County Planning Department will be having a SEQR webinar training on 5/15 6pm-7:30pm.

Pinneo said he will not be at the May meeting.

Adjournment: At 8:00pm Rubin made a motion to adjourn the meeting, seconded by Wheeler.

FINAL REPORT TO TOJ PLANNING BOARD
FROM CONSERVATION/RENEWABLE ENERGY COMMITTEE

Our committee ceased meeting in 2013 so this is a final report of our work. This has been a great and fun committee to work with and I thank all the members for their hard work and dedication to conservation and renewable energy.

HISTORY

2008 - Yates County received \$50,000 grant to host Pace Univ. Law School's Land Use Leadership classes for YC municipal officials and involved citizens. One goal after training was to create a Keuka Lake Watershed Land Use Planning Guide for YC.

2008 (November 19th) - The TOJ TB "established (by resolution) a capital reserve fund in the amount of One Hundred Thousand Dollars (\$100,000.00) to accumulate all or part of the cost of acquiring land, such as parks or recreation areas or rights in land, including conservation easements as described in Article 49 of the Environmental Conservation Law, conservation restrictions, as recognized by New York law, and similar development rights that may be so acquired". This capital reserve fund received an initial funding amount of \$8,000. A copy of the resolution is attached.

2009 - TOJ PB formed sub-committees and appointed PB members as committee chairs. I was appointed chairman of Conservation/ Renewable Energy committee. The original committee included members of each TOJ board, KLA, Bluff Point Assoc., and the farming community. All members were LULA graduates (Land Use Leadership Assoc.)

Jim Barden - KLA, formerly ZBA, TB
Jim Creveling - ZBA, committee assist. chair
Tom Close - BPA
Butch Comstock - Tax Assessor
Art Hunt - farmer, KLA
Caroline Boutard-Hunt - farmer, Italy PB/ZBA
Peter Gamba - Progressives
Lisa Saether - BPA
Dick Smith - renewable energy expert, Habitat for Humanity
Ray Stewart - TB
Annette Toastern - PB, History committee
Debbie Koop - PB, committee chair

Art Carconne - PB, joined in 2011
Mike Sullivan - Finger Lakes Museum, joined 2012

Our committee included professional conservation/renewable energy advisors:
Suzanne Hunt, Pres., Hunt Green, international environmental consultant;
Sara Minczeki, environmental consultant to Pentagon,

Jamie Hawke, Land Protection Specialist, CCE/Finger Lakes Land Trust (then Megan Fenton, then Elizabeth Newbold)
Katie Evans, Resource, Town of Penfield Conservation Planner

2009 - A LULA work task group completed the YC Keuka Lake Watershed Land Use Planning Guide (working with a consultant). The Plan was adopted by resolution by every town in YC.

OUR COMMITTEE'S MISSION STATEMENT:

(As approved in 2009 by the Planning Board and by resolution of the Town Board)

“To assist the Town of Jerusalem in implementing the Conservation Strategies and Actions defined in the Town of Jerusalem’s Comprehensive Plan. The first action step will be an Open Space Inventory and creation of an Open Space Plan. Our mission is also to be a conservation and renewable energy education resource to help Jerusalem become environmentally and economically sustainable.”

Our mission statement was carefully worded to meet NYS REQUIREMENTS FOR A CONSERVATION BOARD, which could be important in the town’s future. (Special thanks to Tom Close.)

(The definition of Open Space is defined in the 2009 New York State Open Space Planning Guide: “Open space is defined as land which is not intensively developed for residential, commercial, industrial or institutional use. Open space can be publicly or privately owned. It includes agricultural or forest land, undeveloped coastal and estuarial lands, undeveloped scenic lands, public parks and preserves. It also includes water bodies such as lakes and bays. What land is defined as open space depends in part on its surroundings. A vacant lot or a small marsh can be open space in a big city. A narrow corridor or pathway for walking or bicycling is open space even though it is surrounded by developed areas. And while not strictly open space, this Plan also discusses cultural and historic resources which, along with open space, are part of the heritage of New York State.”)

OUR WORK:

1. The committee completed an open space inventory map in 2009. The map identifies open space and land use of all tax parcels in TOJ as of 2009. A color code chart and explanation accompanies the map. The map was adopted by resolution by the TB in 2010. (Special thanks to Butch Comstock for his work.)

This map can be used to track land use patterns and changes. The NYS Open Space Planning Guide encourages every community to have an open space inventory and to update the map approximately every 5-10 years. It can be digitally updated. An open space inventory map is required for an open space plan.

The committee did not continue on with an open space plan because potential grant monies were unfunded.

2. Our committee sponsored a 2009 field trip to Alfred State College's School of Renewable Energy. From 2010 - 2013 we organized and hosted, in partnership with CCE-YC, 4 Renewable Energy/Conservation Educational Workshops. (Special thanks to Dick Smith and Jim Barden)
3. Committee member Dick Smith wrote a series of 5 Renewable Energy/Conservation articles that were published by the Finger Lakes Times, the Dundee Observer, and the Chronicle Express.
4. Our committee formed a 2nd committee, unconnected to TOJ because of liability reasons, to adopt a 2 mile section of Route 54a from the Branchport firehouse to just past Jud's Stone House nursery. The 54a Road Gang meets in the spring and fall for road cleanup. I expect the 54a Road Gang will continue bi-annual clean-up. (Thank you Annette Toaspern & Dick Smith for organizing this.)
5. In 2012 & 2013 the committee developed a series of hiking trail maps through Jerusalem that connect the Finger Lakes Trail system with the Outlet Trail. These maps depict roads and trails that allow a hiking connection between Canandaigua, Keuka and Seneca lakes. While the maps depict tax map parcels and land owners with whom land owner agreement would have to be reached, there are also alternate rural & seasonal road routes that do not require land owner agreement and therefore are now currently usable without requiring permission from or causing liability to the town. It is our hope that the Finger Lakes Trails Assoc. will eventually negotiate landowner agreements and take over maintenance of lands we identified as important.
6. Our committee was invited to be on the Keuka Watershed Sustainability Advisory Board. This board is part of a grant received by LULA and the Town of Wayne. With the cessation of our current committee, several of us as individuals will be members of the Advisory Board. Open space planning will be part of the grant implementation for Keuka Watershed Sustainability, as will be an update of the Keuka Watershed Sustainability Guide and the YC Farmland Protection Plan.
7. In 2013 the committee re-established the TOJ Certificate of Appreciation awards. As approved in 2013 by the TB, the first awards were given to: Curtis and Susan Gillette (for their permanent conservation of 237.6 acres of prime agricultural soils, 2.1 miles of roadside frontage, and an important Keuka Watershed viewshed) and to Dr. Bruce and Leslie Cutler and their daughters Nancy Sadecki and Kimberly Buttonow (for their perpetual conservation easement protecting more than 500 feet of undeveloped Bluff Point shoreline and 4.2 acres of steep slopes.) (Special thanks to Annette Toaspern for her work.)

It is our committee's hope that the TOJ Boards will use and continue our work to the environmental and economic benefit of our town.

Thank you.

Debbie Koop, Chairman
3 April 2014

SECTION 1. That there be and hereby is established a capital reserve fund in the amount of One Hundred Thousand Dollars (\$100,000.00) to accumulate all or part of the cost of acquiring land, such as parks or recreation areas or rights in land, including conservation easements as described in Article 49 of the Environmental Conservation Law, conservation restrictions, as recognized by New York law, and similar development rights that may be so acquired.

SECTION 2. That this fund is to be known as the "Land Reserve Fund of the Town of Jerusalem."

SECTION 3. That the estimated maximum cost of this capital expenditure is the sum of One Hundred Thousand Dollars (\$100,000.00).

SECTION 4. That out of the surplus moneys of said District now on hand for the year 2008 and not otherwise appropriated, the sum of Eight Thousand Dollars (\$8,000.00) be and the same hereby is appropriated for the "Land Reserve Fund of the Town of Jerusalem," and the Supervisor is hereby authorized, empowered and directed to transfer from surplus funds of the Town the sum of Eight Thousand Dollars (\$8,000.00) to the fund.

SECTION 5. That such additional sums as may hereafter be appropriated shall become part of the fund.

SECTION 6. That the moneys in the fund shall be deposited in a separate bank account in Five Star Bank.

SECTION 7. That the Supervisor is authorized to invest, from time to time, the moneys of this fund pursuant to Section 10 of the General Municipal Law. Any interest earned or capital gains realized on the moneys so deposited or invested shall accrue to and become a part of the fund.

SECTION 8. That no expenditure shall be made from the fund except by authorization of the Town Board of the Town of Jerusalem pursuant to the provisions of section 6-c of the General Municipal Law.

SECTION 9. That this resolution is not subject to permissive referendum, but the resolution to expend moneys from the fund may be subject to permissive referendum under Section 6-c of the General Municipal Law.

SECTION 10. That this resolution shall take effect immediately.

RESOLUTION #165-08

RESOLUTION AUTHORIZING SETTLEMENT OF TROISI TAX CASES

On a motion of Supervisor Jones, seconded by Councilperson Hopkins, the following was

ADOPTED	Ayes	5	Folts, Hopkins, Jones, Simmons, Stewart
	Nays	0	

WHEREAS, a Petition and Notice to Review the Assessment for real property taxation contained in the year 2007 Tax Rolls of the real

RESOLUTION #45-09

KEUKA LAKE WATERSHED LAND USE PLANNING GUIDE

On a motion of Supervisor Jones, seconded by Councilperson Hopkins the following was

ADOPTED Ayes 5 Folts, Hopkins, Jones, Simmons, Stewart
Nays 0

Whereas, we are in agreement with the spirit and goals of this project, and acknowledge the importance, value and integrity of Keuka Lake and its watershed area and our reliance on its natural resources; and

Whereas, we recognize and accept our responsibility to care for, preserve and protect the resources of the Keuka Lake watershed and surrounding area for the use and enjoyment of present and future generations; and

Whereas, we realize that inaction and lack of proper stewardship can damage and diminish the value of Keuka Lake watershed resources; and

Whereas, comprehensive planning, land use regulation and the review and approval of land development proposals are among the most important functions of local governments in the state of New York; and

Whereas, members of local administrative boards such as the Planning Board, Zoning Board of Appeals and Agricultural Advisory Boards consider and dispose of many important applications for permits, variances and interpretations of local land use regulations; and

Whereas, local legislative bodies are authorized to use their delegated authority under state law to adopt a wide variety of land use regulations, controls and incentives to provide for the balanced harmonious development of the community; and

Whereas, knowledge of the authority of local governments regarding land use control and responsible decision-making regarding these matters is important to the quality of life and future success of the communities; and

Whereas, we wish to associate and coordinate our activities in such a way as to have a beneficial effect, and

Whereas, we recognize the need for and the long term benefit of a continual review, update and sharing of individual concerns and

issues, successes and failures, models and experiences, as we face the future together.

Now, therefore be it resolved that the legislative body of the Town of Jerusalem

THAT it endorses and supports the continuation and/or expansion of the Keuka Lake Local Law Assessment and Analysis, the Keuka Lake Land Use Guide, and the continuation of annual community forums, to share and review concerns and changes relevant to the land use within the Keuka Lake Watershed and surrounding area.

And further resolved that the Jerusalem Town Clerk forward a certified copy of this resolution to Peter Landre, Executive Director of Cornell Cooperative Extension and Keuka Watershed Improvement Cooperative (KWIC).

OPEN SPACE

2/4/2010

PLANNING BOARD

MAP

<u>Sector</u>	<u>Map Color</u>	<u>Parcels</u>	<u>Acres</u>
Farm	Red	187	11,375
Large Parcels	Green	225	12,686
3 - 25 acres	Purple	1,059	8,949
Gov.	White		

Acres Added in Below - Ex. Roll Section #3

Additional Parts of Town

Highway	110 miles x 50 ft. R-O-W	Town	670
	31.8 @ 60 ft. R-O-W	County	231
	7.5	State	194
Roll Sec. 3		8	765
Village		40	40
Utilities (Roll Sec. 5 (9) 6 (14))		23	
Branchport		84	60
Keuka Park		200	100
Trailer Parks		25	15
Indian Pines		75	30
Upland (Under 3 acres)		200	100
Exempt		79	49
Shore (a)		1100	850
(b) Exempt Shore			
State Park		1	624
College		22	128
YMCA		1	31
Camp Good Days		1	13
Issac Walton		1	25
PY Municipal (Village)		1	7
Indian Pines		1	16
		<u>3,333</u>	<u>36,958</u> Land acres
			<u>4,160</u>
			41,118 Grand Total

Water Acres (Wikipedia)

"Type" of Breakdown From Previous Page

Ag District Acres	22,179
Soil Types – Farms 187	11,375
2 – 4 Soil Group Prime Soils	2,567
5 and above	6,406
Woods	2,402 (est.)
Vineyard Acres	1,857
Open Acres	
Wooded Acres	
Rental Acres - 25 Farmers Renting 1800 ± acres	
Steep Slopes 15%	7,628
Wetlands 571 - Fed 771	800
Conservations Easements – 6	151

The above was presented to the Planning Board (2/4/2010)

Other Awareness Items:

1) 3300 ± parcels – The Roll Book has 3412 ± 70 parcels (parcel counts change each year – i.e. splits divisions and/or merges).

A) did not physically count the shore, in that, they generally were not considered "Open Space" - went with 1100

B) used Light District parcel count for Branchport (84)

C) Colby – count on Keuka Park (200)

2) Upland – Under 3 acres 200 - a guess.

Also:

1) Colby's best guess as to 800 acres for wetlands – also Steep Slopes his best estimate.

2) Ag Exempt parcel count good - acres good.

However, certainly a few of these have Farm Homesteads on (not open space) and were not deducted.

3) Total - Town of Jerusalem acres - good
water acres - good

4) Prime Soils - Group 2 to 4 differed from the State Prime Soil List.

Other Uses: with a little further work -

- 1) Flood Zone - hardwood vs. softwood/regression
- 2) Forested Acres
- 3) Vacant - truly with no structures
- 4) Gully numbers and acres - steepness
Conservations measures required Buffer Zones
- 5) Logging practices
- 6) Sugar Creek watershed
- 7) Etc., etc.

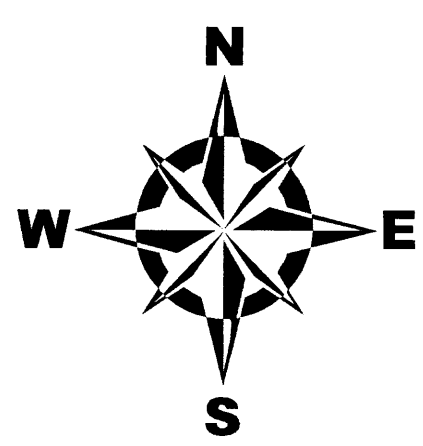
Many thanks to Colby Petersen for help and collaboration of numbers.
Deb Koop and Jim Crevelling for strategy sessions.

Respectfully submitted,

Alan B. Comstock

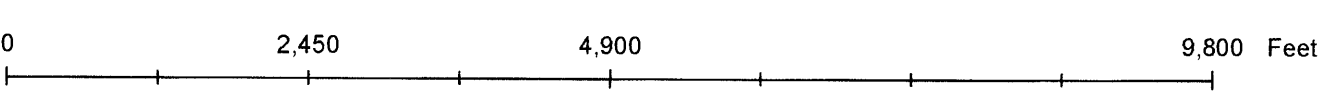


UNIMATED ESTATE PARCELS
 Approx. location of House & Barn of 1811



Town of Jerusalem Parcel Map

Jerusalem Parcels



Map Created by Yates County Soil & Water Conservation District GIS

