

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

May 1, 2014

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, May 1, 2014, and called to order at 7:00 pm by Chairman Ron Rubin.

<u>Roll Call:</u>	Ron Rubin	Present
	Jen Gruschow	Present
	Art Carcone	Present
	Jack Wheeler	Present
	Ed Pinneo	Excused
	Donna Gridley	Present
	Tim Cutler	Present

Others Present: Susan & Brian Friguliette, David Specksgoor, The Observer; John Phillips, Code Officer; Mike Steppe, Town Board; Ashley Williamson, Recording Secretary.

Minutes:

A motion was made by Gridley to approve the minutes of the April 2014 meeting. The motion was seconded by Carcone. All were in favor.

New Business: Rubin welcomed Time Culter to the Planning Board.

Applications:

Special Use & Site Plan Application #1031 and SEQR for Susan & Brian Friguliette (Java-Gourmet). Changing the original Special Use from covering both the residential & commercial lots to just the commercial lot.

Susan Friguliette explained when they purchased the property next to their house they had the parcels combined for tax purposes, which was before the store was there. When they decided to build the store they received a Special Use Permit for the entire parcel which includes their home and store. The only reason they are asking for it to be separated is because they are refinancing their house and the bank asked them to separate the parcels. The store will be the same as it always has been, nothing is going to change. It is strictly because of the refinancing. Rubin wanted to clarify that there has been reference the store as commercial but the property is all in the Ag-Res district. Rubin wanted to explain that the Special Use Permit goes with the land, and is not attached to the current owners. If the current owners were to sell the property then the Special Use Permit would go along with the property, and that is why it needs to be reviewed again. There was general discussion about what restrictions the Board could attach to the Special Use Permit. Cutler asked about the possibility of future expansion that was mentioned in their letter. Brian Friguliette stated they have no intent at the moment but they mentioned it because it could be a possibility. They are aware if they decided to expand they would have to come back for a new Site Plan and Permit.

Gridley wanted to confirm that page 1 and 2 of the SEQR have been verified by Ron and Elaine. The Board went through Part 2 & Part 3 of the SEQR.

A Motion was made by Gridley to recommend the SEQR based on the information provided and supporting documentation that this proposal will not result in any significant adverse environmental impact.

See Erosion Control Plan developed by N/A, and SEQR form, which support this Negative Declaration.

Motion seconded by Gruschow. All were in favor.

A revised site plan was not submitted to the Planning Board for review.

A motion was made by Rubin to recommend issuing a Special Use Permit by the ZBA, with the following conditions:

1. The conditions listed in the original Special Use Permit issued in 2012 (Application #1002) items listed 1 – 12. Amending that the approval is being given for “a small retail service business” (not specifically Java-Gourmet), as permitted by Town Code Zoning section in 160-20 H.
2. All conditions from Article VIII B: Route 54A Scenic Overlay District 160-37.4-37.11 are to be complied with.

The motion was seconded by Cutler. All were in favor.

Old Business: None.

Committee Reports:

- a. Zoning Review Sub Committee (Reviewing Ag-Res. Zone) – Jim Crevelling/Chairman – No Report.
- b. Agriculture Advisory Committee (Donna Gridley/Chair) - No Report.
- c. Branchport Hamlet – Jen Gruschow/Chair – Received the ‘Welcome to Branchport’ sign design back and had good feedback from the Town Board. Still working on getting a Business Sponsor. The committee received the Town’s approval to go ahead with the TAP application to fill in the ditches and put in sidewalks. There was also good feedback from DOT for the project. Need letters of community support because this is a huge part of the application. There will be an informational meeting will be at the next Town Board meeting on May 21st. Also will be applying to DOT for new crosswalks and to move the beginning of the speed zone back.
- d. Signs –Art Carcone/Chair – Public hearing in June. Carcone will contact Sheila about the publication.
- e. Comprehensive Plan Review Committee- Ed Pinneo—No Report.
- f. Town Board liaison – Mike Steppe- Still working on the proposal for the Ag-Res District. There is still discussion on the lot coverage percent.

Announcements:

Adjournment: At 7:55pm Gridley made a motion to adjourn the meeting, seconded by Gruschow.