

TOWN OF JERUSALEM  
APPROVED  
PLANNING BOARD MINUTES

October 1, 2015

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, October 1, 2015, and called to order at 7:02pm by Chairman Tim Cutler.

<b><u>Roll call:</u></b>	Ron Rubin	Present
	Jen Gruschow	Excused
	Jack Wheeler	Present
	Ed Pinneo	Excused
	Donna Gridley	Present
	Tim Cutler	Present
	Tom Pritchard	Present

**Others Present:** John F. Philips/CEO, Marsha & Dick Senges, Marianne Jahnke, Jeff Snow, Jeanine Santelli, John Manley, Robert Brown, Virginia Colf, Catherine Foerster, Robert & Sharon Cuse, Tom Close, Bud Swingle, Sonya Simpson, Heather Chapman, Ronald Miller, Sarah Purdy, Jonatha Mead/Hunt Engineering, Paul Waite, Earl Makatura, Bob Raeman, Ann Turner, John Christensen, Robert & Caryl Cameron, Tom & Ginny Yost, Dana Schillinger, Jerry Hiller/ VP Finance Admin., Keuka College, Mary Griffiths, Bob Evans, Bob & Carol Worder, Mike Steppe/Town Board Liason.

**Minutes:** September Minutes

A motion was made by Gridley to approve the minutes of the September meeting as corrected. The motion was seconded by Pritchard. All were in favor.

**Presentations:**

a). Tompkins/Madia Wager Road Application Preliminary Review

There was a motion made by Rubin to table discussion until applicant/representative is available to answer questions. The motion was seconded by Gridley. All were in favor.

b). Keuka Commons Site Plan Application and SEQR Review

There was a preliminary review at the July meeting and it was approved by the Yates County Planning Board on 9/24/15. Jonatha Meade of Hunt Engineering made a presentation. Keuka Commons, to be built at the corners of Assembly Ave. and Central Ave. in Keuka Park, will be a 2-story, 14,856sf building with associated parking area, to house facilities to be relocated from existing college campus. Storm water concerns expressed by Yates County and area residents

have been addressed. The college is looking at the possibility of doing a comprehensive storm water management plan. Changes to the plans can still be incorporated if necessary.

TOJ Planning Board questions/comments are as follows:

-Will storm water systems planned for this project be able to tie in to a Comprehensive Plan and if completed prior to the Comprehensive Plan is there adequate downstream drainage for this plan? Jonatha Meade responded that proposed conditions have to be better than existing conditions and they are not increasing water.

- YCSW has confirmed that the outflow in a 100 year storm from this site will be lower than under current conditions at the site due to the storm water management systems built into the plans.

-The caliber of trees to be taken down or added could not be confirmed but every effort will be made to take down as few as possible. Trees could be added if requested.

-What off street parking arrangement will there be for public use of Tim Hortons (or equivalent)? Jerry Hiller explained there is currently the Terrace Café on campus and the same parking philosophy will be used.

-Will there be shrubs planted to help block headlights onto Chestnut St. houses? There are no plans at this point.

-Soil/silt sock usage and excavation pile is well laid-out.

-The cost of installing the fire hydrant on Central Ave. will be the responsibility of Keuka College and the subsequent maintenance will be taken over by the town.

-It is requested that there be a notation on the site plan that lighting would be shrouded and non-light polluting.

-It is requested that Campus Security and the Sheriff's Office look at the type and location of proposed lighting.

-The Fire Department has been involved with hydrant placement and has also expressed concern for future over all water supply in Keuka Park. There is adequate protection for this proposed building but the issue should be addressed as part of the Master Plan and future building projects.

- A grease trap will be installed.

-Not knowing who the food service tenant will be has a major impact to the site plan request.

-Parking during construction is a concern. Neighborhood residents are concerned where faculty, students, construction vehicles and workers will park during construction. After construction there will be a net-reduction of parking spaces. Jerry Hiller explained there is a phase approach planned to deal with parking issues.

The SEQR application was reviewed line by line and was determined to have a Negative Declaration. Wheeler made the motion that the SEQR application be approved. The motion was seconded by Rubin. All were in favor. The following contingencies apply:

-Responsibility for the fire hydrant.

-Have Campus Security and Sheriff's Office comment on the lighting.

-Review potential for lower light poles and non-light polluting lights.

-File certified copy of Mylar with County Clerk before construction begins.

-Notify the PB of final food service franchisee. Parking will be reviewed in light of this.

A motion to approve the site plan was made by Wheeler and seconded by Rubin. All were in favor. Subject to the following conditions:

- Yates County Soil and Water has reviewed the erosion control plan. Any conditions as dictated by YCSW to be included in final site plan and or revisions.

- On site pre-construction meeting with Engineer, TOJ CEO, TOJ and Yates County Highway Superintendents, Representative from YCSW, Representative from KP Sewer & Water.

- Identify Staging Area for removal of debris. Discuss plan with County and Town Highway Superintendents. The contractor must prevent tracking of soil from the site and provide for daily clean-up of any material deposited in the public road.

- Establish sediment and erosion control measures per final approved Storm Water Pollution & Prevention Plan.

- Any topsoil from the construction site is to be removed and used on an approved site.

- Remove all construction debris, temporary sediment and control measures when satisfactory stabilization has occurred and vegetation is established.

Easy access to the Keuka Park Post Office should be maintained throughout construction.

**The Planning Board is going on record that there will be no more permits issued for expansion until Keuka College does a Comprehensive Storm Water Management Plan for Keuka College properties.**

**Old Business:**

a. Alexander Subdivision Discussion

By law, a decision on the application must be made by November 4<sup>th</sup>, 2015 to be within the 62 day window. There is a question of needing additional input in order to make a decision. The options at this point include:

- Approve the application as it stands.

- Deny the application as it stands.

- Are there other options or contingencies that can be applied to the subdivision approval in which case legal advice would be needed.

During the preliminary review prior to the Public Hearing the one condition applied was that the deeds for the parcels, should the application be approved, explicitly identify that 1 parcel would have lake front access and no legal access would exist on the others. The one other significant issue is the existing driveway, a portion of which would be grandfathered in, and what conditions can be legally applied to improve water flow down the drive. It would be beneficial to obtain legal clarification on easements, the private drive and wording in the deeds.

Any development made on the parcels coming out of this subdivision would need to follow town code and state regulations.

Tom Close asked for a legal definition of Keyhole Development. It is understood to be where a lot has a legal right to lake front access.

A motion was made by Pritchard and seconded by Rubin to table further discussion until there is legal advice. Motion was approved.

Any special meeting will be advertised in the *Chronicle Express* as done before. Additional comments and concerns can be sent to Tim Cutler at tpcutler@msn.com.

**Committee Reports:**

- a. Agriculture Advisory Committee (D. Gridley – Chair) No Report
- b. Branchport Hamlet (J. Gruschow – Chair) No Report
- c. Comprehensive Plan Review Committee (E. Pinneo) No Report
- d. Town Board Liaison (M. Steppe) The preliminary budget has been passed and a Public Hearing will be scheduled. John Phillips has announced his retirement as of the end of February 2016.

**Adjournment:**

At 9:10pm Wheeler made a motion to adjourn the meeting, seconded by Gridley.

Respectfully submitted,  
Janet Micnerski/Secretary