

TOWN OF JERUSALEM
APPROVED
 PLANNING BOARD MINUTES

April 2, 2015

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, April 2, 2015, and called to order at 7:00 pm by Chairman Tim Cutler.

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

Others Present: Josh Mike, Scott Hughes, Jim Blackburu, Art Hunt, Joyce Hunt, Jeff Bray, Art Morris, Jerry Hiller, John Phillips, CEO; Mike Steppe, Town Board Liaison; Ashley Williamson, Recording Secretary.

Minutes:

March Minutes

A motion was made by Rubin to approve the minutes of the February meeting. The motion was seconded by Wheeler. All were in favor.

Public Presentations:

A) Sketch Plan review – Hunt Country.

Art Hunt explained that they would like to open a Café and serve lunch. No other wineries near them serve lunch. Hunt stated they are not changing the layout of the building, just updating the kitchen. There would be 4 tables inside and 6 tables outside on the deck. Hunt want to come before the board to discuss what was needed for his application.

Cutler stated he felt the application didn't require SEQR, nothing that would require waste water management, or changes to the site to require a Site Plan Review. The issues are primarily Zoning. The Planning Board's only action would be to say they have no issues.

Rubin asked if they would be serving wine with the meals being sold, which will make them fall on the liquor license. Hunt stated if he wanted to sell beer by the class he would need a different permit. He is currently allowed to sell wine and hard cider by the glass.

Hunt said he will be attending the ZBA meeting next week and wanted to come to the Planning Board meeting tonight as a sketch plan, so the board would be aware of the plan.

New Business:

Keuka College Athletic Fields

Cutler stated that last Wednesday there was a meeting between the College and the Town, an email was sent later to the board that contained a copy of the Keuka College Master Plan. Gridley asked if minutes were taken at the meeting, Cutler stated he didn't believe so.

The plans were developed by Napierala and have been reviewed by Rick from Soil & Water and there was a letter that responded to Rick's concerns. Cutler stated the board would be going through the SEQR tonight. Rubin asked who prepared the SEQR, Cutler said Part 1 was prepared by the College with help from Wayne and the consultants. Part 2 & 3 were completed by the mapper for what questions could be completed.

David Sweet explained the College would like to replace the grass field with turf. The lighting and sound is already up there. By making the field a turf field, it expands the time the field will be usable. This is a Phase 1 of the Master Plan. In the current drainage plan they have taken into account future possibilities that are reflected in the Master Plan. So if and when other Phases can take place the drainage system is already set up to handle the changes. Sweet said they are spending more now doing it this way but it will help later on with other expansion projects. The College right now only has approval (from their board) and funding to start on Phase 1. The College will be able to plow snow off this type of turf field, where they cannot do that on the Penn Yan field.

Josh Mike explained the plans to the board. The lighting, bleachers, and press box will remain the same. There will be a new walk way for pedestrians and to allow emergency access and snow removal. There will also be a 4 foot chain link fence to help protect the field. The bleachers will be elevated 3-4ft to allow people to see over the fence. The soil that cannot be reused will be stockpiled to an existing lawn area that the College owns. The turf area will have minimum 6 inches of drainage stone and then above that will be the shock pad (10mm rubber shock pad) then the synthetic turf would be 2 ¼ inch high. Gridley asked if the pad was a solid pad. The rubber pad is 4x4ft sections and permeable. They removed the score board from the plans based on the meeting from the week before.

Mike explained that they will need a DEC permit to complete this project and the storm water management plans reflect what is needed for that permit. The current retention pond made it through the heavy rain from last spring and they had no issues. Wheeler asked if there was fence around the pond now. Sweet said yes there currently is but they will be making a few improvements and then replace it with a 6 foot high fence. Mike said with the improvements being made they will be reducing the runoff. Mike went into detail and explained the process of the water runoff going to the pond.

Rubin asked if this was designed with the idea that the other fields exist. Mike said yes and that this drainage system was designed to accommodate for a future track. They worked closely with the DEC to help treat water off the high pollutant zones.

Gridley asked if adding additional parking will be part of Phase 2. Sweets said at this time, they are not adding extra seating so they would not be adding any parking. Gridley said her concern is that are already parking issues. Cutler agreed that should be a concern that should be continually being addressed in the College's Master Plan. Pritchard suggested as the College moves forward they should

think about the lighting pollution, there are a lot of new devices with timers (currently the lights are only on during events which is good).

The SEQR was discussed.

Rubin asked about page 2 – C2 – The Comp Plan does recognize the athletic fields from 2006.

Page 5 – D – There are 2 bathrooms in the pavilion now and they do not expect an increase of usage. They are on Keuka Park water/sewer.

Page 9 – E – Existing Land Uses – List under other as Educational

Mapper summary reports – identify how the answers were determined, need flood plain map number, and letter to SHIPO.

The final site plan is due to the County by April 14th and will be passed along to Soil & Water.

Old Business:

Java Gourmet –

Cutler explained he would like to meet with Rick Ayers from S&W and Dan Long at the same time to work out some of the issues. He did receive a phone call from Colby Peterson from S&W saying the Perk Test had been completed and went pretty well. They would like to meet at the site with all parties to try to get a final set of plans so they could be on the May agenda.

Rubin stated this is the first application that will fall under the 54A Corridor Overlay District.

Recording Secretary position-

Still looking for a new Recording Secretary, this is Ashley's last meeting. Cutler said possibility of looking into a college student.

Committee Reports:

- a. Agriculture Advisory Committee (Donna Gridley/Chair) - No Report.
- b. Branchport Hamlet – Jen Gruschow/Chair – Trying to gather support to fix the trail along Sugar Creek that was destroyed after the flood.
- c. Comprehensive Plan Review Committee- Ed Pinneo— No Report.
- d. Town Board liaison – The Town Board have requested a response from the Planning Board and the Zoning Board what their thoughts are on the Hunt Country and College applications. To amend the AG-Res Zoning to have these applications is a *Permitted Use* or a *Special Use*. The Planning Board was in agreement and recommended that both situations would best be classified as a *Special Use*.

Announcements:

Adjournment:

At 9:05pm Pinneo made a motion to adjourn the meeting, seconded by Wheeler.