

TOWN OF JERUSALEM
APPROVED
PLANNING BOARD MINUTES

April 7th, 2016

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, April 7, 2016, and called to order at 7:02pm 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: Paul Anderson/Town Board liaison, Jennifer and Andrew Kirsch, Daniel R. Long, Robert Martin/Highway Superintendent, David Sweet, Art and Joyce Hunt and Tony Tufano.

Minutes: March 3rd, 2016 Minutes

A motion was made by Pinneo to approve the minutes of the March meeting with a correction. The motion was seconded by Gridley and approved. Rubin and Wheeler abstained.

Presentations:

a). Kirsch Steep Slope Application - 4726 West Bluff Drive

Dan Long/Architect is working with the Kirsch's. He supplied prints of the proposed driveway, house location and septic system. It has been determined that the slope in the area of the septic system exceeds 15%. The crushed rock driveway will have a slight side grade and a cross grade so that water will run into an infiltration trench before reaching the ditch along the road. There will be no retaining wall and the parking area will be sloped in an effort to redirect the water before it gets to the road. The water supply will come from the lake and the water line will run adjacent to the driveway. It is recommended by the Planning Board that the water line should be protected underground. Mr. Long also commented that he has been very pleased with the cooperation and quick response he has received from YCSW.

It was stressed that there will be a stop work order if construction begins before the preconstruction meeting. The silt fence needs to be in place before the preconstruction meeting. All site boundaries need to be well marked (from the survey). The staging area for debris

removal should be identified. It is the responsibility of the contractor to daily clear debris from the road (not the highway dept.).

A neighbor expressed concern over potential water problems.

Cutler recommends the applicant be responsible for calling the preconstruction meeting. The following should be invited:

- engineer
- TOJ CEO
- Highway Superintendent
- rep. from YCSW
- PB chairman

The following corrections should be made to the SEQR application:

- Question #2 should include approval from DEC
- Question #10 should be yes and approved by DEC
- Question #12b requires a letter stating no adverse impact (Elaine should have it)
- Question #16 need letter referencing flood plain
- Part 3, the site plan mitigates to the extent possible any potential impact on erosion, drainage or flooding
- a letter is needed from YCSW indicating all issues raised have been resolved.

The site plan approval conditions are included with the site plan approval letter.

The SEQR application was reviewed line by line and was determined to have a Negative Declaration. Rubin made the motion that the SEQR application be approved. It was seconded by Wheeler and approved as corrected. All were in favor. Pritchard made the motion to approve the site plan and it was seconded by Pinneo and approved. All were in favor.

b). Hunt Country – Site Plan Review

The town passed zoning changes for a Special Use Permit. Art Hunt explained they will change the gift shop, which is adjacent to the kitchen, into a dining room with up to 50 seats. They will serve simple lunches of organic and locally grown food several days a week during the busy season. They will follow the template received from the Health Department.

The following corrections should be made to the SEQR application:

- Question #2 should be marked 'NO' and it should read 'Special Use'
- Question #8b & c should be marked 'NO'
- Question #9 should be marked 'YES'
- Question #14 should be marked 'Agricultural/grasslands'

Mr. Hunt said YCSW will be coming out to inspect the septic system.

The SEQR application was reviewed line by line and was determined to have a Negative Declaration. Gridley made the motion that the SEQR application be approved. It was seconded by Wheeler and approved as corrected. All were in favor. Pritchard made the motion to approve the site plan and it was seconded by Pinneo and approved. All were in favor.

c). Keuka College Athletic Fields - Review of 2004 Conditions

In a letter dated March 8, 2016, the College's request to extend seasonal use Feb. 1st through Nov. 30th still stands. The artificial turf allows the field to be maintained and more useable. A lighting plan was put together showing which lights will be on for security and which lights will be on for athletic events. Timers have been removed from all lights and athletic event lights are now manual. If lights were accidentally left on Campus Safety would see it when they are doing their security checks and be able to turn them off. Security lights have photo eyes that go on when it gets dark. If there is no event, the lights are not on. All lights have been upgraded to LED and the College has supplied a bill-of-material as requested. Shrouds are on order for the new LED lights.

Residents near the athletic fields have expressed concern with the height of the berms and the maintenance of the vegetation. The berms have not been lowered; there is a shale shelf that prevents that. The berms cannot be raised due to existing vegetation and the steepness that would result.

When asked how often the lights need to be on until 11pm Mr. Sweet responded that it may occur once a week but more often it is 1 or 2 times a month.

Pinneo made a motion to approve the extension of the seasonal use of the fields from February 1st to November 30th. Rubin seconded the motion and all were in favor.

There was a motion made by Pinneo to approve the measures made by the College to reduce glare and to limit the amount of time the lights are on to only during events except for the security lights. This was seconded by Wheeler and approved. All were in favor.

In an effort to improve the noise buffers the College will be planting 40 trees between 5 to 6 feet high to fill in any gaps in the existing trees. During the March 3rd, PB meeting Mr. Tufano had stated the trees would 10 to 14 feet but has realized he spoke in error and should have said 5 to 6 feet high.

A motion was made by Rubin to accept the revised information about the trees. This was seconded by Pinneo and was approved. Wheeler and Pritchard voted against it.

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 (P. Anderson) No Report

Announcements:

Adjournment:

At 9:20pm Pritchard made a motion to adjourn the meeting, seconded by Wheeler. All were in favor.

Planning Board entered Executive Session to discuss a possible legal action against the Town.

Respectfully Submitted,
Janet Micnerski/Secretary