

TOWN OF JERUSALEM
APPROVED
PLANNING BOARD MINUTES

July 7th, 2016

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, July 7th, 2016, and called to order with the Pledge to the Flag at 7:00pm by Chairman Tim Cutler.

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

Others Present: Paul Anderson/Town Board liaison and Matt & Ann Cramer.

Minutes: June 2nd, 2016 Minutes

A motion was made by Wheeler to approve the minutes of the June meeting with the correction that going forward; when we have a steep slope set of conditions they will be included with the meeting minutes. The motion was seconded by Pritchard and approved. Pinneo abstained.

Modifications to Agenda: NONE

Presentations:

- a). Cramer Site Plan Application (Preliminary Review) – 3554 Darby's Corners Rd.

The application has been referred to the County and it will go before the Zoning Board for a Special Use Permit. Once the application has been approved by both Boards it will return to the Planning Board for final review in August.

Matt and Ann Cramer explained they had previously obtained a permit but the CEO let them know that they are doing more retail than was originally applied for. They are a small retail market selling ice cream, nursery stock/greenhouse items, baked goods, vegetables, novelty items, balsamic vinegar and olive oil. They have applied for a license to sell locally (within 20 miles) made, farmed, brewed or distilled products.

Jack Wheeler asked if they will be utilizing all of their 10+ acres. Mr. Cramer explained that they are unsure exactly what they will use it for in the future but are keeping their options open as they determine what works for them and what doesn't. Next year they plan to put in an herbal greenhouse that will be no bigger than 16' x 20'. They have a certified kitchen in the mobile home.

Originally, it was thought of as a farm market which is a Permitted Use. At this point, it is more retail than farm market so it requires a Special Use Permit. Donna Gridley asked how many parking spaces there currently are and Mr. Cramer said there are 12. In the future, if additional parking is needed Mr. Cramer will improve the area in front of the double doors of the new building. Jen Gruschow inquired about outdoor lighting for the fall and winter months. There is outdoor lighting that has been installed and inspected.

Gridley questioned why the port-a-potty is located so close to the well house. It was suggested that the port-a-potty be relocated. Gruschow asked whether they were planning on adding a road-side sign. Mr. Cramer responded that he was not planning on it but may add a sandwich board sign.

Pritchard made a motion to refer the application to the Town Zoning Board of Appeals and it was seconded by Pinneo. All were in favor. Gridley made a motion to refer the application to the Yates County Planning Board and it was seconded by Wheeler. All were in favor.

New Business:

The Planning Board has been asked to develop solar regulations code for zoning of solar power. Cutler and DeVoe went through training in May and have information to help guide the process. Gridley has agreed to help draft the code.

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 8:06pm Wheeler made a motion to adjourn the meeting, seconded by Gruschow. All were in favor.

Respectfully Submitted,
Janet Micnerski/Recording Secretary