

TOWN OF JERUSALEM  
APPROVED  
PLANNING BOARD MINUTES

August 4th, 2016

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, August 4th, 2016, and called to order with the Pledge to the Flag at 7:00pm by Chairman Tim Cutler.

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

**Others Present:** Wendy Meagher, Cathy Fisher, Lori Moore and Denise Toomey.

**Minutes:** July 7th, 2016 Minutes

A motion was made by Gridley to approve the minutes of the July meeting. The motion was seconded by Wheeler and approved. Rubin abstained.

**Modifications to Agenda:** Add Solar Advisory Committee to Committee Reports

**Presentations:**

a). Fisher Steep Slopes Application – 6637 East Bluff Drive

Wendy Meagher of Meagher Engineering presented the following information:

- Existing home to be demolished and a new single family home to be built
- Will utilize public sewer and water supply
- Existing retaining walls will be used and are incorporated into foundation/building plans
- Will connect to existing sewer easement
- “Scourstop Transition Matts” will be used for storm water management

- Reduced lot coverage to minimize run-off
- All YCSW concerns have been addressed
- All building height requirements have been addressed

Pritchard was happy to see the "Scourstop" system was going to be used.

Rubin commented that we normally have the building plans, since we do not; he questioned what the plans for the retaining walls are. They are going to be reinforced concrete and are a part of the foundation plans which are not complete at this point. Normally, they are a part of the site plan.

Gridley expressed concern over the amount of excavation that would need to take place and the resulting truck traffic that deteriorates the roads. She believes we should be asking about the anticipated tonnage and truck traffic expected from projects. Meagher replied that in the General and Utility Notes it states that the contractor is responsible for keeping the roadways clear.

Cutler asked how much excavation is required relative to the current house and Meagher explained that the existing and new lower levels are very similar. They are not digging down but are bringing the house up the hill and closer to the road. The architect is using the slope of the lot to their advantage so there is not as much excavation as you might expect but she does not know exactly how much is required.

Gridley noted that on drawing C-1 under General & Utility Notes, Item #14 states that all topsoil shall be stockpiled and remain onsite. While she doesn't think that is possible; the information that is supplied should be correct. She is also concerned with the construction traffic blocking the road for neighbors and emergency vehicles. Cutler suggested #14 be corrected and #13 regarding neighbor courtesy and the maintenance of the roads during construction should be adhered to. Pritchard stated that there is room on the other side of the road for the dumpster.

A neighbor questioned what the permitted hours of work will be. Cutler said they are usually daylight hours. Ms. Meagher expressed concern over limiting the permitted hours since fall is coming and a lot needs to be done prior to cold weather setting in. It was suggested that the contractor's (Lin Hough) phone number be supplied to neighbors. The northern most neighbor is concerned that the construction site be fenced off for the safety of his child.

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. It was seconded by Pritchard and approved as corrected. All were in favor. Pritchard made the motion to approve the Steep Slope Application with conditions and it was seconded by Rubin and approved. All were in favor.

The following corrections should be made to the SEQR:

- #1 should be "Yes", TOJ
- #5a should be "Yes"
- #10 should be "Yes" and "Yes"
- #11 should be "Yes" and "Yes"
- #14 should indicate shoreline and suburban
- #17a should be "No" and 17b should be "Yes" and state that storm water discharges will be incorporated in the site plan

SEQR Part 2/Impact Assessment

- #10 should be "No, or small" and include the note "mitigated by plan"

b). Cramer Site Plan Application – 3554 Darby's Corners Rd.

The Cramer Site Plan was approved by the County but they did express concern regarding the Health Department approval. There was also concern about the parking area layout and whether the parking stops were anchored. At the July meeting, Mr. Cramer said the parking stops are secured.

The SEQR Part 2/Impact Assessment was reviewed line by line and was determined to have a Negative Declaration. Wheeler made the motion that the SEQR application be approved. It was seconded by Pritchard and approved as corrected. All were in favor. Gridley made the motion to approve the Site Plan with the condition that they supply a copy of the Health Department Certificate to the TOJ. It was seconded by Pritchard and approved. All were in favor.

**New Business:** None

**Old Business:** None

**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
- E. Solar Advisory Committee (T. Cutler, D. Gridley) Stever Hill applied for a permit to install 300 solar panels with the power produced going straight to NYSEG. NYSEG would then give them a break on their electricity costs. The 300 panels would put them over the top in terms of the number of kilowatts that they were generating so they became commercial rather than residential. The Town wouldn't have had a problem with it if it was set up as a farm/winery operation and not a commercial one.

**Announcements:**

Wheeler is excused from the September PB Meeting.

**Adjournment:**

At 8:16pm Gridley made a motion to adjourn the meeting, seconded by Rubin. All were in favor.

Respectfully Submitted,  
Janet Micnerski/Recording Secretary

The TOJ Planning Board grants approval of the **Steep Slope Application # 03-2016** (dated **8/4/2016**) subject to the following conditions:

- 1) Yates County Soil and Water has reviewed the erosion control plan. Any conditions as dictated by YCSW to be included.
- 2) Site boundaries and high water mark must be clearly marked.
- 3) On site – Pre construction meeting with Engineer, Contractor, TOJ CEO, Highway Superintendent, Representative from YCSW, Representative from KP Sewer&Water and TOJ Planning Board Chair, Details of the proper installation and maintenance of the silt fence needs to be provided to the contractor.
- 4) Review final design for retaining walls that are a part of the foundation design shall occur at the pre-construction meeting.
- 5) Discuss limiting heavy equipment noise in consideration of neighbors.
- 6) As indicated in the notes to the site plan, “safe and continuous traffic and ingress and egress for adjacent owner driveways, service and public roads shall be maintained throughout the period of construction.”
- 7) Identify Staging Area for removal of debris. Discuss plan with Highway Superintendent. The contractor must prevent tracking of soil from the site and provide for daily clean-up of any material deposited in the public road.
- 8) Establish sediment and erosion control measures per final approved erosion control plan.
- 9) If any topsoil from the construction site is to be saved on site and re-used, the location should be marked on the plan and the down slope protected by silt fence.
- 10) Seed, mulch, and water bare ground within 48 hours after construction.
- 11) Remove all construction debris, temporary sentiment and control measures when satisfactory stabilization has occurred and vegetation is established.
- 12) A letter of certification from the certified professional must be obtained by the property owner or builder/contractor when the work is completed, that it has been completed in accordance with the permit and a copy must be given to the CEO’s office.
- 13) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.