

TOWN OF JERUSALEM
APPROVED
PLANNING BOARD MINUTES

September 1st, 2016

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, September 1st, 2016, and called to order with the Pledge to the Flag at 7:00pm by Chairman Tim Cutler.

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

Others Present: Paul Anderson/Town Board liaison, Jerry Kernahan, Don Miller, Zac DeVoe/CEO.

Minutes: August 4th, 2016 Minutes

A motion was made by Gridley to approve the minutes of the August meeting. The motion was seconded by Rubin and approved. Gruschow and Pinneo abstained.

Modifications to Agenda: None

Presentations:

a). Miller Special Use and Site Plan Application – 410 Chestnut St.

Mr. Don Miller would like to remodel a single family ranch home into a 2 family home.

- Only the basement would require work
- Add a second bedroom
- Install a kitchen
- Install 2 egress windows and a window well
- He is unsure if it will be a rental
- There is a 2 car garage and a full-width driveway

- Eventually to add a 2nd driveway with a set of stairs going down to basement level
- Add drywall and insulation
- DeVoe confirmed that the requirement for parking spaces has been met
- The permitted special use refers to a "Multiple Dwelling". Code does not stipulate that the owner must occupy the dwelling.
- Does code call for splitting the electrical service? An electrician will be consulted.

Paul Anderson asked how sewer and water is billed for a 2 family dwelling versus a single family dwelling. Carrie Wheeler will be consulted.

The following corrections should be made to the SEQR:

- #9 should be "Yes"

SEQR Part 2/Impact Assessment

- no corrections

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

b). Potter Steep Slopes Application – 834 Esperanza Dr.

Mr. Jerry Kernahan provided the following information:

- an approval letter has been received from YCS&W
- plan calls for a 20' garage but code limit is 15'
- there will be a path down to the house for an all-terrain vehicle
- the project site has a 35% slope
- drainage collection to include driveway grates, 6" and 8" pvc pipes and a rock splash
- use of silt fence and any other measures deemed necessary
- to be seeded and mulched as soon as possible
- the curvature of the path calls for use of a stone wall and railing when more than 4' high
- the composition of the path will be crushed stone with filter fabric

- contractor is unknown at this time
- the driveway will be black top
- existing electrical service to be upgraded and rerouted

Rubin questioned how the town could protect itself against the path being used as a driveway and whether the Town is under obligation to ensure the improvements meet fire and ambulance requirements. Mr. Kernahan responded that the path is only assessable through a non-drive through door at the back of the garage and that a garage is being built and not a dwelling. There are other houses in the area that are similarly inaccessible. New construction has to have emergency vehicle access. It would be difficult for a fire truck to access Esperanza Drive.

Pritchard questioned whether Mr. Kernahan considered a clean out where the drains tie together. Mr. Kernahan thought it was a great idea and had considered putting grates along the path. It will be recommended in the Steep Slope Conditions. Items #2 & #3 on page 1 of the Site Plan General Notes are not applicable.

YCS&W recommended the septic/holding tank location be marked and protected. Cutler wants to be sure the contractor knows who to speak to at Keuka Park Sewer & Water regarding shut off. Cutler is concerned with the water line location and the retaining wall work.

The following corrections should be made to the SEQR:

- #9 should be "Yes"
- #10 should be "No"
- #13a should be "Yes"

SEQR Part 2/Impact Assessment:

- #10 is "Yes" but mitigated by plan

The SEQR was reviewed line by line and was determined to have a Negative Declaration. Gridley made the motion that the SEQR application be approved as amended. It was seconded by Pritchard and approved as corrected. All were in favor. Pritchard made the motion to approve the Site Plan with conditions. It was seconded by Pinneo and approved. All were in favor.

New Business: None

Old Business:

DeVoe has been contacted by the contractor for the Stever Hill solar project and has been getting feedback regarding the next step for their application. He explained that applications can be denied if they are not listed as Permitted or Special Use. Other permits that have been applied for have involved smaller scale solar projects. The Stever Hill request is more of a commercial project involving stand-alone panels that are not on the same property as their facility. All the power generated would go to NYSEG and Stever Hill would then receive a credit to offset the power they would get from NYSEG.

The panels would cover about 10,000sf based on the drawings Stever Hill supplied with their application. The number of panels allowed needs to be based upon square feet and not kilowatts due to the variation in solar panels from manufacturer to manufacturer and the constantly improving output. By allowing "solar farms" the purpose has shifted from using it to run their business to being in the business of producing energy for resale.

When the Solar Code is in place there is a good chance that the Stever project will fit within it. There may be stipulations with the project but not as a result of the size. The course of action is to complete the code, have a public hearing and get the code adopted. DeVoe will convey to the applicant that the application has not been rejected but is being worked through.

Committee Reports:

- A. Agriculture Advisory Committee (D. Gridley – Chair) No Report
- B. Branchport Hamlet (J. Gruschow – Chair) No Report
- C. Solar Advisory Committee (T. Cutler, chair) There is a second draft of the solar zoning code completed and circulating for feedback. The next step will be a meeting.
- D. Comprehensive Plan Review Committee (E. Pinneo) No Report
- E. Town Board Liaison (P. Anderson/G. Dinehart) The Town budget is being worked on but is not yet complete.

Announcements: None

Adjournment:

At 9:00pm Rubin made a motion to adjourn the meeting, seconded by Pinneo. All were in favor.

Respectfully Submitted,
Janet Micnerski/Recording Secretary

The TOJ Planning Board grants approval of the **Steep Slope Application # 04-2016** (dated **8-8-2016**) 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) KP Sewer & Water should mark the location of the Water Line
- 4) Planning Board recommends that the design be upgraded to include clean-outs at the junctions of the drain lines coming from drive grates to provide for future maintenance/clearing of the lines.
- 5) On site – Pre construction meeting with Engineer, TOJ CEO, Highway Superintendent, Representative from YCSW, Representative from KP Sewer&Water, Details of the proper installation and maintenance of the silt fence needs to be provided to the contractor.
- 6) 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.
- 7) Establish sediment and erosion measure per final approved erosion control plan.
- 8) If 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.
- 9) Seed, mulch, and water bare ground within 48 hours after construction.
- 10) Remove all construction debris, temporary sentiment and control measures when satisfactory stabilization has occurred and vegetation is established.
- 11) 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.
- 12) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.