

TOWN OF JERUSALEM  
APPROVED  
PLANNING BOARD MINUTES

November 1, 2018

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, November 1, 2018 and called to order with the Pledge to the Flag at 7:00pm by Chairman Tim Cutler.

|                          |               |         |
|--------------------------|---------------|---------|
| <b><u>Roll call:</u></b> | Tim Cutler    | Present |
|                          | Jen Gruschow  | Present |
|                          | John Wheeler  | Present |
|                          | Donna Gridley | Present |
|                          | Ron Rubin     | Present |
|                          | Tom Pritchard | Excused |
|                          | Paul Zorovich | Present |

**Others Present:** Jaime Sisson/TB Liaison, Pat Killen/Town Supervisor and Russell Hoover.

**Minutes:**

October 4, 2018

A motion was made by D. Gridley to approve with corrections the minutes of the October meeting. The motion was seconded by P. Zorovich and approved. All in favor.

**Modifications to Agenda:**

- discuss subcommittee recommendations regarding zoning
- Announcements

**Public Presentation:**

a) Russell Hoover – Site Plan Review for Pole Barn and Shop at 4539 Italy Hill Road, Branchport - #1143

D. Gridley inquired whether she should recuse herself from the discussion since Mr. Hoover is scheduled to do some work for her in the near future. Chairman Cutler didn't feel that was necessary.

Mr. Hoover is applying for a Special Use Permit for a low impact wholesale business. The application was referred to the PB since a Site Plan and a SEQR review are required.

He is requesting that the building be 80' x 160' (12,800sf) and will include a shop and lumber storage areas. Code allows 3000sf structures. The property is relatively flat and there doesn't appear to be any drainage concerns. He currently does not live on the property but will be tearing down the existing house and building a new one. There will be a sign on Italy Hill Road as allowed by code.

R. Rubin feels the site plan is incomplete.

#### SEQR Part 1

- #1 s/b "NO"
- #2 s/b "NO"
- #3 s/b "less than 1 acre"
- #5a s/b "NO"
- #10 s/b "NO"
- #11 s/b "NO"

#### SEQR Part 2/Impact Assessment:

--All questions were checked 'No, or small impact may occur'

The SEQR was reviewed line by line and was determined to have a Negative Declaration.

P. Zorovich made the motion that the SEQR be approved. It was seconded by D. Gridley and approved. All were in favor. J. Wheeler made the motion to approve the Site Plan. It was seconded by D. Gridley and approved.

The motion was carried with a poll of the board as follows: R. Rubin-No, J. Gruschow-Yes, J. Wheeler-Yes, D. Gridley-Yes, P. Zorovich-Yes and T. Cutler-Yes.

## **New Business:**

Milo private road zoning code differences as compared to TOJ code:

- spells out necessary approval by fire chief and highway dept.
- slightly different language in terms of PB and town attorney roles but town attorney does not - approve maintenance agreements prior to PB review of private road site plan
- we do require a turn-around on the private road
- we do not have anything in our code about traffic control devices
- Zac likes that a lot of info is brought to light early in the process because the application asks for more info up-front
- checklist for documents is very specific
- our private road code should include that attorney costs are the responsibility of applicant
- we should have a checklist of what needs to be included in a maintenance agreement
- include on application that site plan must be approved by certified professional engineer only before it is presented to the PB, we should remove landscape architect option from application

Subcommittee notes

- need to make amendments regarding nonconforming uses and simplify the language
- take out the idea of reducing the degree of nonconformity and allow expansion vertically within the code or have a cap on it such as 5% or 10% of current floor space
- there could be a set of standard questions to help guide the review process for each case

## **Old Business:**

### **Committee Reports:**

- A. Agriculture Advisory Committee (D. Gridley – Chair) D. Gridley attended the water quality round table where there was a lot of discussion on the blue algae problem. There was also discussion regarding the 9 Element Plan and the 3 year study of Keuka Lake which Yates County and Jerusalem are participating. The objective of the study is to do water sampling over a 3 year period to identify the sources of nutrients found in the lake and suggest ways to alleviate potential problems and improve water quality.
- B. Branchport Hamlet (J. Gruschow – Chair) No Report
- C. Comprehensive Plan Review Committee (T. Cutler) No Report

D. Town Board Liaison (D. Jones/J. Sisson) No Report

**Announcements:**

Rachael Robak is not accepting her appointment to the PB.

**Adjournment:**

At 8:23pm R. Rubin made a motion to adjourn the meeting. It was seconded by J. Gruschow.  
All were in favor.

Respectfully Submitted,  
Janet Micnerski/Recording Secretary