

TOWN OF JERUSALEM
APPROVED
PLANNING BOARD MINUTES

February 1, 2018

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

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

Others Present: Steve McMichael, Albert & Leslie Troisi, Ron Stanley and Bill Grove.

Minutes: January 4, 2018 Minutes

A motion was made by T. Pritchard to approve the minutes of the January meeting. The motion was seconded by P. Zorovich and approved. R. Rubin abstained.

Modifications to Agenda:

None

Public Presentation:

A). Steve McMichael – Steep Slope App. #02-2018 – 4726 W. Bluff Drive, Keuka Park

Mr. R. Stanley stated that the locations of the drains and gutters have been added to the Site Plan and all comments and concerns made by YCS&W have been addressed:

- the retaining wall is out of the Road Right-of-Way
- indicated the location of the silt fence
- added the use of hay bales

There will be a temporary driveway to be used for construction purposes. R. Rubin will follow up with E. Nesbit to verify approval from YCS&W.

The following corrections should be made to the SEQR:

SEQR Part 1/Project Information:

- #13a should be checked "NO"

SEQR Part 2/Impact Assessment:

- #10 is 'Small but mitigated by Site Plan'

The SEQR was reviewed line by line and was determined to have a Negative Declaration. T. Pritchard made the motion that the SEQR be approved. It was seconded by P. Zorovich and approved. All were in favor. D. Gridley made the motion to approve the Site Plan subject to an approval letter from YCS&W and the conditions. It was seconded by T. Pritchard and approved. All were in favor.

The Steep Slope Conditions are listed at the end of the minutes. There will be a pre-construction meeting prior to the beginning of construction.

New Business:

- a) Review of D. Potter Updated Steep Slopes Site Plan #04-2016 – location of proposed garage – 834 Esperanza Dr.

Mr. Bill Grove/Engineer revised the original Site Plan however; the driveway and trench drains are already done. They are now proposing to build the garage into the bank on the high side of the parking area and from there they will access the house via a tram. This version is less invasive than the previous plan. There will be storage on the second story of the garage. D. Gridley expressed concern regarding the amount of dirt that will be removed from the site.

The Planning Board reviewed the revised Site Plan and the decision was made to not require a new application or SEQR. The list of Conditions that were previously issued will continue to be applicable. A list of the Conditions is at the end of the Minutes.

B) Updated Final Site Plan and SEQR Review #1110 – Albert & Leslie Troisi

Mr. Troisi has been made aware that the road he lives on is a Private Road. As required he will be widening the Road to 15'. Also, the entrance off of Esperanza Road needs to be widened. There still needs to be approval from the Fire Chief.

R. Rubin recommended that their client contract include adherence to the Town Noise Ordinance. D. Gridley expressed concern about the parking area being too wet and cars potentially getting stuck; who will be responsible. Mr. Troisi explained the area is more shale than grass so they do not anticipate a problem with cars getting stuck but he doesn't have an issue with putting gravel in the parking area. They should include in their contract who will be the responsible party for cars needing help to get out of the parking area.

The Special Use Permit requires that the renter's contract include the stipulation that alcohol stop being served 30 minutes prior to the end of the event.

SEQR Part 1/Project Information:

The following corrections should be made to the SEQR:

- #4 should have "Residential" checked
- #9 should be "Yes"

SEQR Part 2/Impact Assessment:

- #7 should be checked "Moderate to Large" and include that portable restrooms will be brought in

The SEQR was reviewed line by line and was determined to have a Negative Declaration. T. Pritchard made the motion that the SEQR be approved. It was seconded by P. Zorovich and approved. All were in favor. T. Pritchard made the motion to approve the Site Plan subject to the conditions as stated. It was seconded by D. Gridley and approved. All were in favor.

The Site Plan Conditions are listed at the end of the minutes. A pre-construction meeting has already taken place.

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 (T. Cutler - Chair) No Report
- D. Town Board Liaison (D. Jones/Jaime Sisson) No Report

Announcements:

Adjournment:

At 8:10pm T. Pritchard made a motion to adjourn the meeting and it was seconded by P. Zorovich. All were in favor.

Respectfully Submitted,
Janet Micnerski/Recording Secretary

The TOJ Planning Board grants approval of the Steep Slope Application # 02-2018 (dated 1-8-2018) subject to the following conditions:

- 1) Yates County Soil and Water has reviewed the final site and erosion control plan. Any conditions as dictated by YCSW to be included.
- 2) Site boundaries must be clearly marked.
- 3) On site – Pre construction meeting with TOJ CEO, Rep from TOJ Highway Department, Rep from YC Soil & Water, TOJ Planning Board Chair or alternate representative and contractor. Details of the proper installation and maintenance of the straw bale check dam needs to be provided to the contractor.
- 4) 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.
- 5) Establish sediment and erosion control measures per final approved erosion control plan.
- 6) If topsoil from the construction site is to be saved on site & re-used, the location should be marked on the plan and the down slope protected by silt fence.
- 7) Seed, mulch, and water bare ground within 48 hours after construction.
- 8) Remove all construction debris, temporary sediment control measures when satisfactory stabilization has occurred and vegetation is established.
- 9) A letter of certification from the certified professional must be obtained by the property owner or builder/contractor when the work is completed stating that it has been completed in accordance with the permit and a copy must be given to the CEO's office.
- 10) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.

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 YCS&W, Representative from KPS&W, 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.

The TOJ Planning Board grants approval of the Site Plan Application # 1110
(dated 11-6-2017) subject to the following conditions:

- 1) Yates County Soil and Water has reviewed the final site and erosion control plan. Any conditions as dictated by YCSW to be included
- 2) Site boundaries must be clearly marked.
- 3) On site – Pre construction meeting with TOJ CEO, Rep from TOJ Highway Department, Rep from YC Soil & Water, TOJ Planning Board Chair or alternate representative and contractor. Details of the proper installation and maintenance of the straw bale check dam needs to be provided to the contractor.
- 4) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.
- 5) Fire Chief to review ingress, egress and need for turnaround.
- 6) Meet or exceed Private Road requirements of TOJ.
- 7) Town Noise Ordinance to be complied with, and included in the client agreement.