

TOWN OF JERUSALEM
APPROVED
PLANNING BOARD MINUTES

August 2, 2018

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, August 2, 2018 and called to order with the Pledge to the Flag at 7:00pm by Chairman Tim Cutler.

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

Others Present: Barbara Lyon, Rob Martin/Hwy. Supt., Sara Lyon, Bruce Lyon, Doug & Sue Quade, David & Marcia English.

Minutes: July 5th, 2018 Minutes

Approval of the July 5th, 2018 Minutes was tabled until the September meeting

Modifications to Agenda:

-LyonSmith Brewing added to 'Old Business'

Public Presentation:

- a) Susan Quade – Site Plan Review – Private Road Application #02-2018 for property at 3137 Yoder Hill Rd, Keuka Park

Doug & Susan Quade were in attendance to present their proposal and answer questions. Chairman Cutler viewed the current driveway and stated it was in good condition; it is reasonably flat and well below the steep slopes requirements. The private road will have a driveway coming off it to the future distillery and will also service another parcel. Distilleries are a Permitted Use so no site plan review is required.

A Road Maintenance Agreement will need to be filed with the Yates County Clerk. It is recommended to also provide a copy of the agreement to E. Nesbit/ZAP Administrator so that it can be included in their application file.

R. Martin/Highway Superintendent stated:

- the private drive should be built to the specifications
- notify the CEO or Hwy. Supt. when road construction begins
- the Fire Chief, CEO and Hwy. Supt will need to sign-off on the road

J. Gruschow questioned if the turnaround can be part of the driveway and not the Private Road. The code does not specify there has to be a turnaround but if there is one it needs to be 60ft in diameter. The proposed parking area is 60ft in diameter (if there are no cars present).

Part 1 of the SEQR is not applicable.

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 T. Pritchard and approved. All were in favor. T. Pritchard made the motion to approve the Private Road Application. It was seconded by P. Zorovich and approved. All were in favor.

New Business:

- a) Keuka College Storm Water Management Plan

YCS&W has done a Storm Water Assessment that includes all of Keuka Park. Keuka College has indicated that their plan will be available by the end of August.

The Planning Board has stated that they will not issue any Site Plan Approvals until a Storm Water Management Plan has been completed.

D. Gridley suggested looking at the sites that are problematic as a group.

b) Steep Slope Extension #06-2017 – David English – 8565 E. Bluff Dr., Penn Yan

Mr. English has requested an extension of his application due to the unavailability of contractors. There have been no changes to the Site Plan since its conditional approval on 8/6/17; the engineering drawings were amended and needed to be approved by YCS&W.

T. Cutler, on behalf of the PB, made a motion to approve a 6 month extension. 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.

Old Business:

Bruce Lyon of LyonSmith Brewing reported that the survey for the property at 2579 Assembly Ave, Keuka Park has been completed. The survey differs from the tax map so their preliminary plans have been altered. An application has not yet been filed but will be soon.

It was recommended to LyonSmith Brewing that they obtain a written response to bring to the Site Plan Review from the State and County regarding any concerns they may have with the location or potential traffic problems.

Chairman Cutler suggested to PB members it would be helpful to read through the portion of Article 8b that covers the Route 54 Scenic Overlay District. The PB has some discretion.

T. Pritchard suggested walking the perimeter of the property in an effort to be familiar with it while reviewing the Site Plan.

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) The Survey has been given to the Town Board for review. The goal is to mail it out before summer residents leave.
- D. Town Board Liaison (D. Jones/J. Sisson) No Report

Announcements:

Tom Pritchard will be completing his term on the PB at the end of the year.

Adjournment:

At 8:37pm J. Gruschow made a motion to adjourn the meeting and it was seconded by T. Pritchard. All were in favor.

Respectfully Submitted,
Janet Micnerski/Recording Secretary

The TOJ Planning Board grants approval of the Steep Slope Application # 06-2017 (dated 8-3-2017) subject to the following conditions:

- 1) Yates County Soil and Water has not reviewed the final site and erosion control plan. Any conditions as dictated by YCSW must be included in final site plan. Final completed plans must be submitted to TOJ CEO, TOJ ZBA and YCSW prior to any pre-construction meeting or site work. No Building Permits should be issued with outstanding concerns.
- 2) This approval of the path for an ATV in no way implies an approval for a driveway or similar private road.
- 3) Site boundaries and high water mark must be clearly marked.
- 4) 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 silt fence needs to be provided to the contractor.
- 5) 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.
- 6) Establish sediment and erosion control measures per final approved erosion control plan.
- 7) 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.
- 8) Seed, mulch, and water bare ground within 48 hours after construction.
- 9) Remove all construction debris, temporary sediment control measures when satisfactory stabilization has occurred and vegetation is established.
- 10) 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.
- 11) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.