

TOWN OF JERUSALEM  
APPROVED  
PLANNING BOARD MINUTES

September 6, 2018

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, September 6, 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	Excused
	Jack Wheeler	Present
	Donna Gridley	Present
	Ron Rubin	Excused
	Tom Pritchard	Present
	Paul Zorovich	Present

**Others Present:** Barbara Lyon, Bill Grove, Sara Lyon, Bruce Lyon, David Smith, Jaime Sisson, Jeffrey Zweiben and Lynn Storie.

**Minutes:** August 2nd, 2018 Minutes

A motion was made by J. Wheeler to approve the minutes of the August meeting. The motion was seconded by T. Pritchard and approved.

**Modifications to Agenda:**

- Announcement
- Follow-up on Private Road Discussion

**Public Presentation:**

- a) Jeffrey Zweiben – Steep Slope Application for Garage - #06-2018 at 3744 West Bluff Drive, Keuka Park

Jeffrey Zweiben and Edith Lynn Storie were present along with Bill Grove/Engineer to present their plan and answer questions. They are proposing to build a 2-car garage with storage space

above on the east side of West Bluff Drive. There will be retaining walls at the back and south side of the garage. Septic is on the east side of the road but they will be able to stay away from it. A letter of approval has been received from YCS&W but Rick Ayers comments included:

- the addition of a silt fence along the edge of the road
- attempt to keep mud from being tracked onto West Bluff Drive in front of the Construction Entrance
- if construction begins in November final stabilization will not happen until the spring.

There will be a culvert and a poured concrete trench drain at the end of the paved driveway. During construction they will put hay bales across the driveway to prevent erosion onto the road. Chairman Cutler reminded Bill Grove to contact the Highway Dept. regarding the proposed culvert. Tree removal will be kept to as few as necessary and when possible the roots will remain intact. All soil that is removed will need to be trucked off-site. The proposed pitch of the driveway was questioned and resulted in Mr. Grove agreeing that it should be pitched away from the gulley and to the south.

Due to the volume of trees surrounding the garage it will not have gutters but will have a French drain. The septic line runs from the house to the septic tank but they don't know exactly where it is at this point; a portion of it may run under the driveway. If it runs under the garage the line will be moved.

#### SEQR Part 1

- There were no corrections to Part 1

#### SEQR Part 2/Impact Assessment:

- All questions were checked 'No, or small impact may occur' except for #10 which is 'Moderate or large impact may occur', but, it will be mitigated by the 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 D. Gridley and approved. All were in favor. P. Zorovich made the motion to approve the Steep Slope Application with 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.

b) Bruce Lyon, LyonSmith Brewing, Site Plan Review - #1139 for 2597 Assembly Ave.,  
Keuka Park

LyonSmith Brewing plans to go before the Zoning Board next week.

D. Gridley questioned whether the proposed location of the entrance/exit is the safest choice given the increased traffic that will result from the brewery.

Bruce Lyon replied that the State and County have indicated that they are OK with the location of the proposed entrance. He has also talked with the County Planner and the Surveyor and they both agree that the location of the entrance is not a problem.

The Site Plan shows 2 parking spaces that need to be eliminated since they are between the building and Route 54A. A revised Site Plan will be needed.

The surface of the parking lot will be gravel to aid in run-off.

Bruce Lyon stated he is waiting for a decision from the State regarding the 20ft along Assembly Ave. that is needed for the required set back. He is under the assumption that it will be deeded over to them but the decision could take several months. It will remain a grassy area that will be maintained along with the rest of the property. T. Pritchard recommended the maintenance be a condition of Site Plan approval.

Letters have been mailed to neighbors and copies have been given to E. Nesbit. If the neighbors have any issues with the proposed Site Plan the Zoning Board would hear complaints/concerns and factor them into their deliberations.

Bill Grove/Engineer explained that Bruce Lyon is proposing that the existing berm between Route 54A and the parking lot will be a buffer but D. Gridley contends the cars will still be visible. Barbara Lyon said that more trees/shrubs can be planted.

D. Gridley inquired what would happen if there were a spill and David Smith explained that the drains will go to a holding tank that will slowly release the liquid into the sewer.

Chairman Cutler stated he does not have a problem with the location of the driveway since it meets the 40ft requirement and the County and State Highway Departments do not have a problem with it; however he would like a consensus from the other Planning Board members.

It is the responsibility of the PB to comply with the standards of the scenic corridor. The Zoning Board can't approve a variance until the PB gives a recommendation.

The following is a list of what needs to be included with the Site Plan:

- The Site Plan shows 2 parking spaces that need to be eliminated since they are between the building and Route 54A. A revised final Site Plan from the Engineer which includes a Parking Plan will be required.

- A letter from Keuka Park Sewer & Water stating that they approve of the sewer design.

- Yates County Soil & Water needs to see an Engineer designed and approved plan in order to issue an approval letter.

- A letter from Keuka Park Sewer & Water stating that the septic issue is resolved.

- A design on paper from Ribble's Septic.

- A landscape plan.

### **New Business:**

### **Old Business:**

As a follow-up to the Antler Run Distillery Private Road turn-around, Chairman Cutler understood the specifications given in the code as indicating they didn't need one but the Town Board stated that they intended a turn-around to be a standard requirement. The Quade's have agreed to put in a turn-around. The maintenance agreement will cover the turn-around as well as the private road.

Keuka College has scheduled a meeting for next Wednesday regarding their Storm Water Plan. If any PB member is available the meeting is at the College.

D. Gridley has expressed concern about the pole barn being constructed in the Scenic Corridor in Branchport but has not received a response. She feels it is obtrusive and would have benefitted from a more subtle color.

**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/J. Sisson) No Report

**Announcements:**

The Genesee/Finger Lakes Regional Planning Council brochures will be available soon. The fall workshop in Batavia will be held in November.

**Adjournment:**

At 9:02pm D. Gridley made a motion to adjourn the meeting and enter into Executive Session for discussion of pending litigation. It was seconded by P. Zorovich. All were in favor.

The Planning Board and the Town Board representative entered into Executive Session. The Executive Session adjourned at 9:35 PM.

Respectfully Submitted,  
Janet Micnerski/Recording Secretary



The TOJ Planning Board grants approval of the **Steep Slope Application # 06-2018** (dated 9-6-2018) 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 are to be included
- 2) Site boundaries and high water mark 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 silt fence and/or straw bale check dam needs to be provided to the contractor.
- 4) Identify Staging Area for removal of debris and provide a location for disposal of excess soil. 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) Contractor should consider a modest pitch to the driveway to promote drainage to the swale on the south side of driveway. The engineer/designer of the garage should ensure rain gutters with downspouts or a French drain around the garage to control water flow in significant rain events.
- 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 or in the spring when vegetation can be installed. If the latter, erosion control measures must remain in place until vegetation is in place.
- 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.