

TOWN OF JERUSALEM PLANNING BOARD MINUTES

MAY 7TH 2020 VIA ZOOM

Meeting called to order @ 7:00 pm by Tim Cutler and Pledge to the Flag.

Present:

Tim Cutler

Robin Johnson, Secretary

Georgann Farrell

Ron Rubin

Paul Zorovich

Donna Gridley

John Wheeler

Daryl Jones, Jamie Sisson, Natasha Trombley, Joanne Jaeger, Bruce McConnell, Kyle Barber; New energy Works, Bill Grove, Zach DeVoe, Elaine Nesbit, Steve Castner

Previous minutes – March 5th meeting – Ron – others in attendance: Ira Goldman and Ron Miller as neighbors and last page of minutes – change to Donna Gridley instead of Donna. Add no updates on Committee updates per Ron Rubin – correction on agenda 5671 for address on Agenda.

Motion – John Wheeler to approve and Paul Zorovich 2nd to accept minutes as amended.

Tim Cutler– motions difficult via zoom mtg

Application 01-2020 – Site Plan Review – Seneca Farms

2475 Route 54A

Tim Cutler– asked Natosha – updated picture of parking arrangements - some discussion of entrance on 54A.

Natosha – explained reasoning for changing parking and congestion, store will be busier at different times than Seneca Farms. The road makes her very nervous with current situation.

Donna Gridley– asked if you had any discussion about traffic with Sheriff’s Department or state highway.

Natosha – unofficially talked with Sheriff – had someone threaten to call police due to traffic.

Donna Gridley – what would be appropriate for everyone, learning curve.

Natosha – hopefully next year will be different than they are now with virus.

Ron Rubin – questioned the number of parking spots, is there a minimum number required.

Zach DeVoe- yes there will be – explained regarding square footage.

Ron Rubin– not sure the number of cars can fit in the lot

Natosha – answered and researched herself.

John Wheeler – questioned which are you using for the main highway?

Natosha – using both also explained. (Ritchey and 54a)

Zach DeVoe - off street parking requirements shared and explained. Square footage asked. Natosha did not know the exact square footage.

Ron Rubin – drawing shows entrance to Seneca Farms will be somewhat restricted - will they be able to pull out onto Ritchey Blvd. Concerned with additional flow from the market/store.

Tim Cutler – one lane in and one lane out on Ritchey Blvd. for store – Natosha correct. Reviewed drawings up to 18 parking spaces. Discussed.

Natosha – there will be plenty of room – explained

Tim Cutler – current structure will be remodeled not putting up a new structure – Natosha yes just updated.

Ron Rubin – will be congestion – but met prior to this meeting to review sight plan.

Tim Cutler – ok with current sight plan – review of SEQR part I – things looked okay on that. In commercial district it is pretty straight forward.

Ron Rubin – question 2 – the plan is to apply to for a liquor license

Natosha – yes to sell beer

Ron Rubin – questioned 14 and 17 – 14 not checked and 17 storm water discharge – was Yates county soil and water involved with run off of building. Tim did not think so, gutters will be upgraded with no change. Ron asked for that to be included. Discussed and corrected. Natosha will remain in same configuration as they are today.

SEQR part II:

Tim Cutler – shared and read.

Negative Declaration – motion to approve Paul Zorovich and Donna Gridley 2nd.

Sight Plan – motion to approve Donna Gridley 1st and John Wheeler 2nd – all in favor - approved.

Jadegar/McConnell Steep slope Site plan

5671 East Bluff Drive

Tim Cutler – Joanne, Bruce and Bill all present on zoom mtg. Bill will present plan

Bill Grove – shared sight plan – thanked everyone. Existing cottage there now, want to build new cottage. Explained to board. Steep driveway now – wants to take some of that off and lengthen the

driveway. Existing sheds – both will be removed. Relocate existing grinder pump tank. Not disturbing all that much with regards to steep slope. Flexible 8 inch pipe for drainage will be added. Has talked with Rick Ayers and he is good with proposal. Does not need any variances. Pretty easy sight to build on. Architects are on call as well.

Tim Cutler – saw sight and existing cottage. Bill sent email addressing questions from soil and water. Noticed trees on existing driveway are they staying there.

Bill Grove - said some may have to come out to grade driveway and some may stay. Will remove the ones they have to.

Tim Cutler – has talked with sewer and water with regards to water lines.

Bill Grove - shared and explained yes – will run new lines.

Donna Gridley – questioned – isn't silt fence up prior to preconstruction?

Bill Grove – answered not critical and explained.

Tim Cutler – discussed construction sequence, explained what is done

Donna Gridley - questioned #15 – gutter system to drywell referring to catch basins

Bill Grove –yes should have said catch basin was a typo on document

Tim Cutler – any other questions by board – zoom you can unmute yourself temporarily by using the space bar.

All good with site plan

Tim Cutler – SEQR I reviewed – number 5 check residential instead of agricultural, minor change.

No other corrections noted at this time.

SEQR II - reviewed by Tim

Negative Declaration motion Paul Zorovich, and 2nd by John Wheeler

Tim Cutler – Steep slope application conditions reviewed step by step, including pre-construction meeting.

Conditions and construction sequence will be provided, sequence is very important, explained by Tim, preconstruction meeting is really important to make sure the project runs correctly and smoothly to move project forward.

Site plan – motion to approve Ron Rubin and 2nd by John Wheeler - All in favor and approved with conditions.

Tim Cutler – all information will go through Elaine Nesbit in the office – from Tim.

New business: - none

Old business: – workshop cancelled for May due to virus – plans to have one local government workshop training in the fall with location to be determined.

Other business:

Tim Cutler – county comprehensive plan is moving along slowly due to current virus situation

Updates from town board

Jamie Sisson - nothing to update – wanted to see smiling faces via zoom. Had to call the Mayor the other day regarding lake level. Had quite a few calls over the weekend. Shared and taken care of. Talked about zoom meetings in the future. Feels we will be doing it for quite some time.

Tim Cutler – no reason why we can't keep doing it. Discussed options and getting plans on to computer screens if needed. Meeting prior with applicants and Zach and Elaine, helps with what information is needed when coming to the planning board, gives the applicant a chance to get out in front of it. Pre-meeting seems to work really well so far.

Jamie Sisson - as long as we don't guide the applicants it should be an okay process.

Tim Cutler– so far has been Georgann and Ron meeting prior to planning board. Discussed. It improves what is presented to planning board.

Georgann Farrell – it took a lot of time with pre-meetings – have other board members step up and try and look at extra time staff and board members are taking to do this pre-meeting. Discussed.

Tim Cutler – we waste a lot of time when stuff is missing or incorrect.

Ron Rubin – shared his thoughts on pre-meeting – in the case of Seneca Farms I don't think we ended up with what we should have had.

Zach DeVoe – shared his thoughts. If pre-meetings are not done, it will mean an additional planning board meetings and become costly. Feels it will get more efficient as we continue with these pre-meetings. Appreciates board willing to do this, nice function to look at sketch plans.

Jamie Sisson – it could go to far as well, could be looked at two different ways. Further discussed.

Donna Gridley – are there projects in the pipeline for next month?

Tim Cutler – I think that there are – will find out soon.

Zach DeVoe - shared that he has to review application – just getting to this and two that need variances and public hearing. Explained what might be coming to planning board. Will depend on open meeting laws and public hearings.

Donna Gridley – will be willing to do pre-meeting next time they are needed and John will join her.

John Wheeler – questioned garage on West Bluff Drive

Zach DeVoe shared it was due to Covid 19

No other comments

Adjourn – John Wheeler made motion and Donna 2nd motion

8:15 pm

Respectfully submitted,

Robin Johnson