

Town of Jerusalem
Planning Board Meeting Minutes
October 6th 2022

Town of Jerusalem Planning Board called to order with the Pledge to the Flag @ 7:00 pm.

Roll Call:

Tim Cutler

Mike Hiller

Ron Rubin

Sam Priem

John Kriese

Paul Zorovich

Robin Johnson

Other Present: Brian Smith, Bill Beavers, Bill Grove, Sarah Purdy and Bill Gerhardt

Minutes from September 1st meeting – amended and Ron Rubin made motion to approve and Paul Zorovich 2nd, all in favor, motion carried.

Public Presentations to the Planning Board:

- (a) Steep Slope Site Plan Review Application 19-2022, Demolition of existing cottage and construction of a new house, William Beavers, 4919 East Bluff Drive, Penn Yan

Tim Cutler – reviewed Site Plan and explained new construction and tear down of cottage to build a new permanent residence.

Bill Grove/Bill Beavers both shared replacement cottage specifications, same footprint with a few modifications. There will be a walkway between the road and the house, removing wall near neighbors property on north side. Current plan is to match slope of neighbors. Bill Grove shared that they will be going to the Zoning Board as well. Slope is not that steep. It will be on town sewer and water.

Tim Cutler asked if Bill Gerhardt sees any issues that may come up with the Zoning Board

Bill Gerhardt shared that he does not anticipate any issues.

Tim Cutler reviewed Site Plan and SEQR line by line with Board members

Tim Cutler reviewed SEQR II

Motion for a Negative Declaration was made by Paul Zorovich and 2nd by Sam Priem, all in favor, motion carried.

Site Plan – motion to approve made by Paul Zorovich and 2nd by John Kriese, all in favor, motion carried.

(b) Steep Slope Site Plan Review Application 20-2022, Construction of a new driveway and house, Brian Smith, 8094 East Bluff Drive, Penn Yan

Bill Grove/Brian Smith explained the new driveway and construction. Steep bank reviewed. They have met with Rick Ayers from Yates County Soil and Water and looked at all the angles and decided to cut through the bank with one retaining wall. (attached is email from Rick Ayers) Discussed and reviewed drainage of property.

Bill Grove explained trench wall and trench drainage and that this will require maintenance. Discussed options for residential driveways.

Tim Cutler discussed swail on driveway and suggested using rip rap.

Bill Grove explained that an outlet pipe would run into ditch on south side of the driveway and also shared how excavation will happen.

Ron Rubin asked if Town Highway Department has looked at this property

Bill Gerhardt stated he met with Highway Department on location and that there were no concerns shared.

Ron Rubin asked if the Fire Department has been contacted

Bill Gerhardt stated that he will have the Fire Department present at the pre-construction meeting and that he will facilitate that.

Ron Rubin suggested that showing the Fire Department prior instead of at pre-construction would be a better approach.

Bill Gerhardt will send all this information to the Fire Chief for review.

Bill Grove shared that the house location is good and that they will be on town water and sewer.

Tim Cutler shared that we will need to have Fire Department input on this plan and approval will be contingent with agreement of Branchport Keuka Park Fire Department.

Tim Cutler reviewed SEQR and Site Plan – condition also reviewed

Tim Cutler review SEQR II

Motion for a Negative Declaration was made by Paul Zorovich and 2nd by Ron Rubin, all in favor, motion carried

Site Plan – motion to approve made by Mike Hiller and 2nd by Sam Priem, all in favor, motion carried

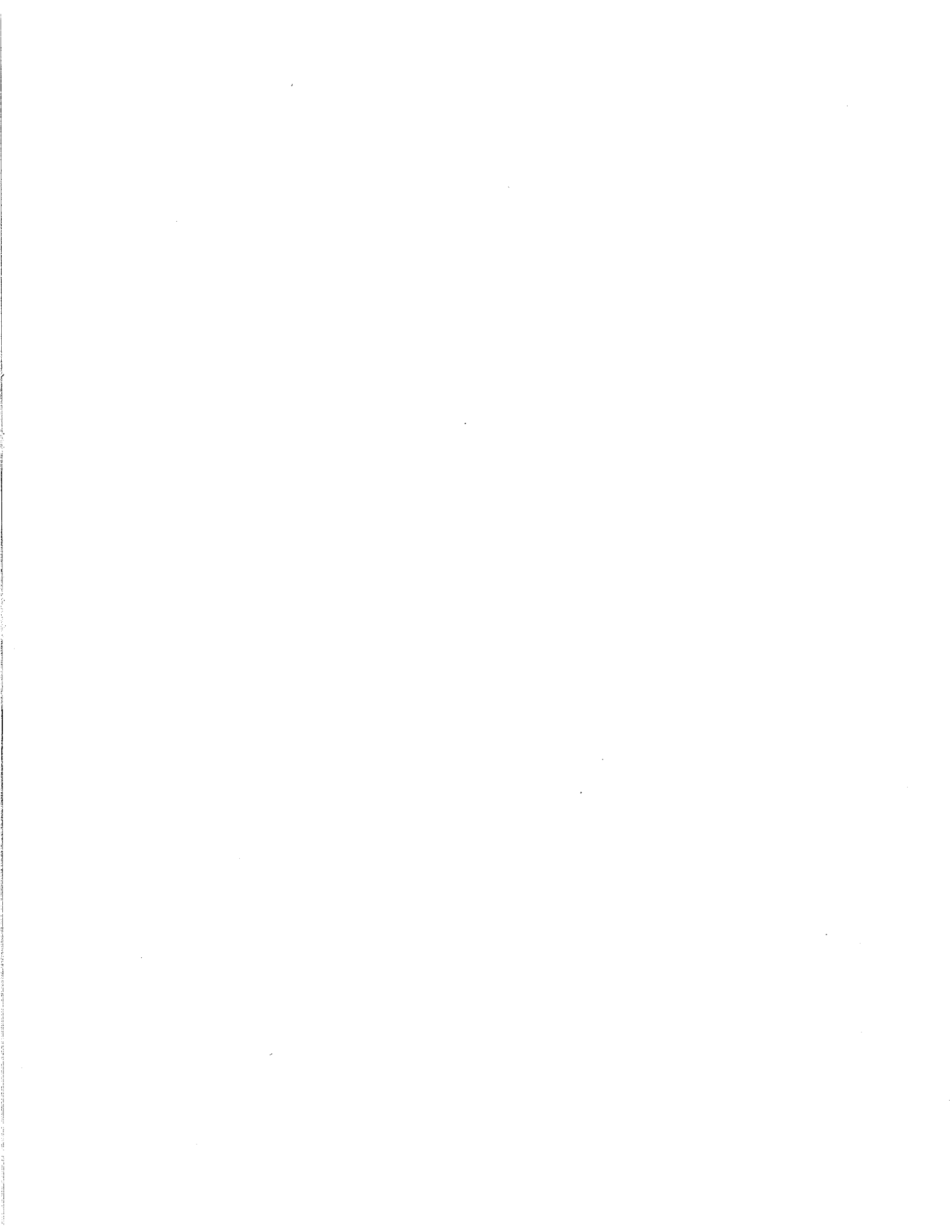
New Business: no updates

Motion to Adjourn made by Ron Rubin and 2nd by Sam Priem @ 8:25 pm

Respectfully Submitted,

Robin Johnson

Planning Board Secretary



Johnson, Robin

From: Tim Cutler <tpcutler@msn.com>
Sent: Friday, September 30, 2022 4:28 PM
To: hereford@frontiernet.net; m_hiller@live.com; Ron Rubin; zorovich@gmail.com; Johnson, Robin; Sam Priem
Subject: FW: 8094 East Bluff Dr

Info from YCSW regarding application at 8094 East Bluff.

Thanks, Tim

From: Rick Ayers <rick@ycsoilwater.com>
Sent: Tuesday, September 20, 2022 7:45 AM
To: ceo@jerusalem-ny.org; Laura Tabatcher (bldgclerk@jerusalem-ny.org) <bldgclerk@jerusalem-ny.org>; highwaydept@jerusalem-ny.org; tpcutler@msn.com
Cc: William Grove <grove.engineering@yahoo.com>
Subject: 8094 East Bluff Dr

All

I have completed the plan review for 8094 East Bluff Drive.

This is a very difficult site due to the steep driveway access. Water management on the driveway will be critical. The plan has proposed a trench drain about 75 feet upslope of the road. I recommended that an additional trench drain be added just upslope from East Bluff Drive. Trench drains on gravel driveways require constant maintenance. I discussed this with Bill and he was going to add one to plan. Also, an additional concern is emergency vehicle access. I know on past sites with steep access the fire chief was consulted.

Let me know if you have any questions.

Rick Ayers
Yates County Soil & Water Conservation District

