

TOWN OF JERUSALEM
ZONING BOARD OF APPEALS

June 9, 2022

The regular monthly meeting of the Town of Jerusalem Zoning Board of Appeals was called to order on Thursday, June 9^h, at 7 pm by Chairman Rodgers Williams.

The meeting opened with everyone standing for the pledge to the flag.

Roll Call:	Rodgers Williams	Present
	Jim Bird	Present
	Earl Makatura	Present
	Lynn Overgaard	Present
	Steve Schmitt	Present
Alternate	Randy Rhoads	Present

Others present included: Donald Jensen, Gary Travis, Sheila McMichael, Daryl Jones.

A motion was made by R. Williams to correct February minutes, changing East and West Bluff Road to East and West Bluff Dr. Seconded by S. Schmitt.

SPECIAL USE REVIEW:

Application #07-2022 for Donald Jensen for property at 2921 Coates Rd, Penn Yan requesting a special use review to open a seasonal antique shop in a preexisting 40 x 12 barn.

Communication in both email and letter form was received from neighbor Mary Ann Glick regarding application #07-2022, forwarded to zoning board members. She opposed the special use review listing four concerns. The letter was read out loud by R. Rhoads. It is on file with the application. The concerns included:

1. Increased activity/traffic in the area causing air pollution
2. Hours of operations are when I would be at my home
3. I have numerous grandchildren who play outside, 1 who is disabled. This presents a safety issue.
4. Influx of unknown people to the area

Items listed in the letter were not of concern for the board.

Donald Jensen spoke on behalf of application. He stated the barn sits on 5 acres of land, already has water, sewer and septic. Trees planted for privacy from neighbors.

He spoke with other neighbors to let them know of antique barn. J. Bird stated that the board is primarily concerned with the health, safety and welfare in the area. Signage includes two signs. One sign is 18 x 24. Second sign is 12 x 60 sign hanging above garage on hooks that can be taken down daily. Both signs are to code.

J. Bird is concerned with guests backing out of road. Make a turn around, and make it known folks have to turn around. Put a sign up turning around in driveway.

Hours of operation Thursday – Saturday 10 am – 5 pm. Seasonally June 1st through October 13th. Signage will be taken down daily. High end antiques looking for serious inquiries. No items to be stored outside.

More traffic coming from hairdresser shop on Coates Rd.

J. Bird made a motion to approve this special use permit since this property located in the AG. RES district where antique shops are Special uses specifically allowed. The following conditions apply:

1. Signage is no more than total of 9 square ft.
2. Parking clearly identified with a turn around
3. No storage outside

S. Schmidt seconded the motion and carried with a poll of the board as follows: L. Overgaard-grant, E. Makatura-grant, R. Williams-grant, S. Schmidt-grant, J. Bird-grant.

R. Williams closed the meeting for public comment.

J. Bird commented on June 2nd planning board site plan review for Treetop Cidery.

S. McMichael relayed to board the office staff is using a feature called Maplink that will bring up parcels and zoning laws and regulations. This will be sent to all board members to utilize.

A motion was made by R. Williams and seconded by J. Bird to adjourn the meeting. The motion was carried unanimously and the meeting was adjourned.

Respectfully submitted,

Laura Tabatcher/Zoning Secretary