

Town of Jerusalem Planning Board

Meeting Minutes

July 7th 2022

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

Roll Call:

Tim Cutler

Ron Rubin

Sam Priem

Robin Johnson

Excused: Paul Zorovich and John Wheeler

Others present: Jim Bird, Sarah Purdy, Jean Geertz, Marcia English, David English, Lara Riley, Scott Wachter, Ron Stanley, Doug Geertz, Randy Rhoads, Lucy Lavery, Rocco Polino and Earl Makatuio

New Business: Resignation of Georgeann Farrell from the Planning Board

Meeting minutes from June approved by Ron Rubin and 2nd by Sam Priem, all in favor

Public Presentations to the Planning Board

- (a) Site Plan Review for Special Use Application 05-2022, Treetops Cidery LLC, Jean and Sidney Geertz, 8842 East Bluff Drive, Penn Yan

Tim Cutler reviewed documents and stated that this is a current “hot topic”. He shared that the Planning Board only has to review and deal with the Site Plan. The Zoning Board will meet next week to deal with zoning issues related to the parcel. We reviewed the Site Plan at last months meeting and also discussed the SEQR concerns.

Jean Geertz shared that they had a power point presentation to share with the Planning Board, but they could not access to share at tonight’s meeting. So they reviewed the computer presentation and shared the following: It will be a small business with three owners only. They broke down how sales would work and explained the benefit of sales taxes for the area. Shared the background overview of how Cider is produced, there will be no manufacturing equipment and they will be buying the juice from another business. 90% of Sales are for off site consumption. Pictures of the entrance and tasting room were shared.

Tim Cutler discussed new Site Plan and corrections that had to be made: #10 deleted, #17 farm business not commercial it is agricultural, and existing garage explained that there are three bays and it has a firewall.

Tim Cutler asked about lighting.

Jean Geertz stated that no additional lighting will be added. They have limited parking with 10 spots.

Ron Rubin stated that the power point presentations will be helpful and good for the Zoning Board. He also shared that Site approval with daytime hours would be his recommendation. Discussed parking, concern over too many parking spaces, need to discourage additional traffic, would also recommend fewer parking spots and less occupancy.

Tim Cutler - hours were listed until 6:00 pm

Sam Priem – 9-10 parking spaces will be rough

Tim Cutler – we can recommend the occupancy to the Code Enforcement Officer

David English - asked how we can accept the Site Plan at this meeting and questioned Environmental Assessment

Tim Culter explained the short form was received and the Zoning Board will meet next week.

Tim Cutler shared the process and NYS requirements: Site Plan, then Zoning Board, no public hearing with the Planning Board.

Doug Geertz shared 500 gallon tanks not 20, 000 gallon tanks will be used, very low impact.

David English asked for access to the Power point presentation and again questioned Environmental Assessment.

Tim Cutler reviewed process and shared that he has seen the power point presentation and that the Zoning Board will have the opportunity to review as well. The Zoning Board can chose to publish with the Zoning Board minutes.

Tim Cutler reviewed the Site Plan and went over the conditions

Sam Priem made the motion to approve the Site Plan and Ron Rubin 2nd to approve with conditions, all in favor, motion passed.

SEQR Part I reviewed and discussed by Tim Cutler

Tim Cutler explained Ag designation has to be done through the County.

Doug Geertz explained the farm/winery license that they currently have

Tim Cutler – proposed traffic increase discussed

Doug Geertz said that there should not be extra traffic

Tim Cutler reviewed SEQR line by line – continued discussion on environmental issues and impact. Planning Board will NOT be issuing a Negative Declaration, defer SEQR until Zoning Board has a chance to meet and review. Approved Site Plan with conditions only and will share this information with Zoning Board.

(b) Site Plan Review for Special Use Application 11-2022, Woodworking Shop, Daryl Nolt, 3555 Sid White Road, Branchport

Tim Cutler reviewed plan ad Daryl Nolt was not in attendance.

Ron Rubin shared that he did stop by the property and viewed the shop and turn around.

Tim Cutler provided arial view of woodworking shop

Ron Rubin stated it has been in operation since January 2022.

Tim Cutler reviewed SEQR Part I and that this will go to the Zoning Board for Special Use Permit

Site Plan – motion to approve made by Ron Rubin and seconded by Sam Piem, all in favor, passed.

SEQR Part II reviewed line by line by Tim Cutler

Motion for a Negative Declaration made by Ron Rubin and seconded by Robin Johnson, all in favor, passed.

(c.) Steep Slope Site Plan Review Application 08-2022, Construction of a single family residence, Chris Baechler, West Bluff Drive, Keuka Park

Ron Stanley reviewed plans to build a small house, 3 bedroom house, they have submitted Septic approval but have not heard back yet. No variances required. Lot size 1.603, good perk test, house will be 1750-1800 square feet.

Ron Rubin asked about tree removal

Chris Baechler shared that they will only cut down trees that are dead or dying, not healthy trees.

Tim Cutler reviewed Steep Slope Application and all conditions, he stated Yates County Soil and Water had no comments and that Septic approval must be obtained.

Motion to approve Site Plan made by Robin Johnson and seconded by Sam Priem, all in favor, passed

SEQR Part I reviewed by Tim Cutler

SEQR Part II reviewed by Tim Cutler line by line

Motion for Negative Declaration made by Ron Rubin and seconded by Robin Johnson, all in favor, passed

Tim Cutler shared that we have one possibly two vacancies on the Planning Board and the Town has received two applications.

Sarah Purdy shared that Steve Castner has resigned from the Town Board so there is a vacancy on the Town Board as well.

Tim Cutler and Jim Bird discussed Zoning and Planning Board process and recruitment.

Motion to adjourn meeting made by Ron Rubin and seconded by Sam Priem @ 8:40 pm

Respectfully submitted,

Robin Johnson

Planning Board Secretary