

Town of Jerusalem Planning Board

Meeting Minutes

9-5-24

The Town of Jerusalem Planning Board meeting was called to order @ 7:00 pm with the Pledge of Allegiance.

Roll Call:

Sam Priem

John Kriese

David English

David Willson

Robin Johnson

Absent: Melissa Gerhardt and Mike Hiller

Others present: Sarah Purdy, Jim Bird, Connie Covert, Pete Covert, Ben Covert, Anthony Tintora, Tom Johnson, Vincent White, Myron White, Richard Shore and James Zimmerman

Minutes Approved from the August board meeting: Motion to approve minutes made by David English and seconded by Sam Priem, all in favor, motion carried.

Modifications to the Agenda: Motion to adjust agenda to review Site Plans first and change the order of the presentations, made by John Kriese and seconded by Robin Johnson, all in favor, motion carried.

Public Presentations to the Planning Board:

(1) Site Plan Application P24-0025, Locust Grow Properties, LLC. 2865 Wager Hill Road, Penn Yan.

Pete Covert shared that the barn on the property will be used for Covert Security as office space, inventory and equipment. They currently have 8 employees.

Sam Priem stated no concerns, straight forward plan. They will be going to the Zoning Board next week for a special use permit.

Sam Priem reviewed SEQR Part I which was filled out by applicant

Sam Priem reviewed SEQR Part II line by line with board and applicant.

Motion for a Negative Declaration was made by Robin Johnson and seconded by John Kriese, all in favor, motion carried.

Approval of Site Plan: Motion made by David English and seconded by David Willson, all in favor, motion carried.

(2) Site Plan Application P24-0026, James and Justina Zimmerman, 4011 Belknap Hill Road

James Zimmerman shared they will have a small kennel as a side job with small breed dogs. It is approximately a 50 x 80 building that will be used for the kennel. He understands the requirements that he needs to abide by. He will be attending the Zoning Board next week for a special use permit.

Sam Priem reviewed SEQR Part I which was completed by the applicant.

Sam Priem reviewed SEQR Part II line by line with board and applicant.

Motion for a Negative Declaration was made by John Kriese and seconded by David Willson, all in favor, motion carried.

Approval of Site Plan: Motion made by David English and seconded by John Kriese, all in favor, motion carried.

(3) Steep Slope Application P20-2024, Richard Shore, 6327 East Bluff Drive (tabled from August meeting)

Richard Shore shared plans for outlet protection and dealing with increased amount of water. Two drains are there currently. Will place rip/rap to slow down water. There is also a catch basin in the driveway, the trench drain will be removed.

Sam Priem reviewed comments by Yates County Soil and Water

Sam Priem reviewed SEQR Part I which was completed by applicant

Sam Priem reviewed SEQR Part II line by line with board and applicant. Conditions reviewed; outlet protection needs to be shared at construction meeting.

Motion for a Negative Declaration was made by John Kriese and seconded by David English, all in favor, motion carried.

Motion to approve Steep Slope Plan was made by David English and seconded by Robin Johnson, all in favor, motion carried.

(4) Steep Slope Application P24-0023, Larry Watts, 2101 West Lake Road (tabled from August meeting)

Anthony Tintora stated they decided to keep the trees, shared the updated plan. He explained the northern parking area will be merged to handle drainage from the driveway. They will have a concrete retaining wall which will be the foundation of the house (shared updated copy with board).

Copy of email from Yates County Soil and Water will be attached to meeting minutes.

Sam Priem reviewed SEQR Part I which was completed by the applicant.

Sam Priem reviewed SEQR Part II line by line with board and applicant. He reviewed with applicant that the pre-construction meeting was required.

Motion for a Negative Declaration was made by David English and seconded by Robin Johnson, all in favor, motion carried.

Motion to approve Steep Slope Plan was made by David Willson and seconded by John Kriese, all in favor, motion carried.

**(5) Steep Slope Application P24-0024, Charles and Barbara Hadley, 8659 East Bluff Drive
(tabled from August meeting)**

Myron and Vincent White shared comments before the presentation on the above address. They shared that this property has historic value and is over 60 years old. They are very unhappy with the demolition of this home, and they are opposed to the plan.

Jim Bird advised them to come to the Town offices and share their concerns. A complaint form can be filled out and given to the Town Board.

Tom Johnson stated that the Hadley's did look into the historical value, and it was not historic at all. He also stated that the set back variance was granted.

Tom Johnson shared new plans, a silt fence was added, rip rap added, culvert will be cleaned out, they are only taking out a few trees where the new house will be and the patio will become the parking area.

Sam Priem reviewed SEQR Part I which was completed by the applicant

Sam Priem reviewed SEQR Part II line by line with the board and applicant

Motion for a Negative Declaration was made by John Kriese and seconded by Robin Johnson, all in favor, motion carried.

Motion to approve Steep Slope Application was made by David English and seconded by John Kriese, all in favor, motion carried.

New Business: none

Old Business: none

Sarah Purdy shared information regarding grant writing services and that there would be some upcoming options for in person training.

Discussion regarding the October 7th meeting: 3 board members will not be able to attend.

Motion to adjourn meeting made by John Kriese and seconded by David English @ 8:30 pm.

Respectfully submitted,



Robin Johnson

Planning Board Secretary



Please Note, my office hours have changed temporarily and are as follows:

Monday through Thursday 7:30am – 5:00pm

I am out of the office on Fridays, but if you need immediate assistance, please call our office at (585) 924-7430 or email Wendy at wendy@meagherengineering.com.

From: Colby Petersen <colby@ycsoilwater.com>
Sent: Wednesday, July 31, 2024 9:00 AM
To: Tony Tintera <Tony@meagherengineering.com>
Subject: FW: Steep Slope Applications_August 1st

From: Ethan Hall <ethan@ycsoilwater.com>
Sent: Wednesday, July 31, 2024 7:54 AM
To: bldgclerk <bldgclerk@jerusalem-ny.org>; highwaydept <highwaydept@jerusalem-ny.org>; Colby Petersen <colby@ycsoilwater.com>
Cc: ceo <Code@Jerusalem-ny.org>
Subject: RE: Steep Slope Applications_August 1st

I have the following concerns regarding the attached steep slope applications:

2101 West Lake Rd. – Watts:

- Where will the concrete washout be located on the site? Detail for this?
- Are there retaining wall details?
- Is there a detail for the proposed bioretention area?
- Are there plans for any stabilization measures on the north side of the parcel where the trees are being removed?
- Plans to stabilize the slope where the north gravel parking area is to be removed?
- Will the new asphalt driveway utilize any retaining walls along the north or southwest sides?

-Ethan

RE: Steep Slope Applications_August 1st

*attach
to minutes
(copy)*

Ethan Hall <ethan@ycsoilwater.com>

Thu 8/22/2024 2:48 PM

To: Tony Tintera <Tony@meagherengineering.com>

Cc: Colby Petersen <colby@ycsoilwater.com>; Wendy Meagher <Wendy@meagherengineering.com>; Crystal Wells <crystal@meagherengineering.com>

Hey Tony,

Looks good, thanks for sending that over.

I think that covers all of the questions I had.

-Ethan

From: Tony Tintera <Tony@meagherengineering.com>

Sent: Wednesday, August 21, 2024 7:45 AM

To: Ethan Hall <ethan@ycsoilwater.com>

Cc: Colby Petersen <colby@ycsoilwater.com>; Wendy Meagher <Wendy@meagherengineering.com>; Crystal Wells <crystal@meagherengineering.com>

Subject: Re: Steep Slope Applications_August 1st

Good morning Ethan,

I hope all is well with you.

I am emailing you regarding the project at 2101 W Lake Rd, Penn Yan, NY 14527 in the Town of Jerusalem. We are on the agenda for the upcoming PB meeting on Thursday, 9-5-24. Attached please find our most current site plan drawings, which were updated to address comments received from you before the first PB meeting as well as comments presented by board members at said meeting. Please note the following regarding responses to your comments:

- Where will the concrete washout be located on the site? Detail for this?
 - The concrete washout is anticipated to be located south of the proposed bioretention practice in the region of the existing southern gravel parking area. Please refer to Sheet C2 (PROPOSED SITE PLAN) for the added concrete washout detail.
- Are there retaining wall details?
 - Please refer to both Sheets C1 (EXISTING SITE PLAN) & C2 (PROPOSED SITE PLAN) for the added retaining wall details.
- Is there a detail for the proposed bioretention area?
 - Please refer to Sheet C2 (PROPOSED SITE PLAN) for the added filtration bioretention practice detail.
- Are there plans for any stabilization measures on the north side of the parcel where the trees are being removed?
 - No trees are proposed to be removed on the north side of the property. Please refer to Sheet C1 (EXISTING SITE PLAN) for updated notes clarifying this.
- Plans to stabilize the slope where the north gravel parking area is to be removed?
 - Please refer to Sheet C2 (PROPOSED SITE PLAN) which shows retaining wall north of the proposed bioretention practice for stabilizing the slope where the north gravel parking area is to be removed and the site is to be built out.
- Will the new asphalt driveway utilize any retaining walls along the north or southwest sides?
 - Yes. Please refer to Sheet C2 (PROPOSED SITE PLAN) for the locations of proposed retaining walls.

We would greatly appreciate hearing back from you prior to the upcoming meeting whether your comments have been addressed. Please let us know if you have any questions or concerns, if you have any additional comments, and if you have any issues accessing the shared file.

Sincerely,

Anthony Tintera, E.I.T. | Senior Project Manager

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