

Approved

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

May 1, 2008

The regular meeting of the Town of Jerusalem Planning Board was called to order by Vice Chairman Mary Coriale, on Thursday May 1, 2008 at 7:00 p.m. The roll was called:

Excused: R. Evans - Chairman
Present: M. Coriale – Vice Chairman
Present: E. Pinneo
Present: A. Toaspern
Excused – Arrived @ 7:40PM D. Koop
Present: B. Pringle
Present: D. Gridley

Others present: Tom and Susan Close, Jim Fitzgibbons, Jan Wydra, Bob Paul, Roz Paul, Mr. and Mrs. Alconero, Ruber and Lee Alconero, Mr. Wegman and Neil Simmons.

APPROVAL/CORRECTION OF MINUTES

A motion was made by E. Pinneo and seconded by B. Pringle to approve the April 3, 2008 minutes. (Ayes – 5 Nays – 0) Motion carried.

NEW BUSINESS

Cathleen and Joseph Mathey Application

Jan Wydra – agent for Cathleen and Joseph Mathey presented application for a use variance to construct a two story accessory building with a bathroom and playroom. The zoning prohibits living space (i.e. bathroom and in accessory buildings (garage)).

Motion: A motion was made by A. Toaspern and seconded by D. Gridley to forward application #930 to the ZBA and recommend denial because of applicants failure to demonstrate unnecessary hardship in items #1-4 under the use variance. (Ayes – 6 Nays – 0)

Alconero Application for Open Development

Mr. and Mrs. Alconero presented updates on the progress of their application for open development.

Motion: A motion was made by M. Coriale and seconded by E. Pinneo to table the application for open development until the next planning board meeting. The Alconeros are required to provide the planning board with:

- #1. Maintenance Agreement for the private road.
- #2. Road and Homeowners Stormwater Management agreement.
- #3. Completion of full Environmental Assessment form.
- #4 Provide written final written SWPPP approval of the Alconero's APD Engineering Stormwater Management Plan ES-1 Dated 11/14/07 by Rick Ayers of the Yates County Soil and Water and Paula Smith of Department of Environmental Conservation (see attached email dated 4/16/08 to Elaine Nesbit and Carl Pilletteri from Paula Smith, Subject: Alconero SWPPP which outlines Rick Ayer's information requested for clarification prior to his final review. (The Alconaros have provided the board a copy of their response to Rick Ayers identified areas which needed clarification (see attached). The board wishes to see Mr. Ayers written response to the Alconero response). (Ayes – 6 Nays – 0) Motion carried.

Motion: A motion was made by **M. Coriale** and seconded by E. Pinneo to formally recommend that the Alconero's keep lot 7 open. (Ayes – 6 Nays – 0) Motion carried.

Application #929 Mr. & Mrs. Murphy

The applicants and/or a representative were not present at the meeting to present their proposal.

Motion: A motion was made by A. Toaspern and seconded by M. Coriale to table application #929 because no one appeared to represent the Murphy's. (Ayes – 6 Nays – 0) Motion carried.

OLD BUSINESS

COMMITTEE REPORTS:

WIND FARMS – The subcommittee will come up with a proposal at their meeting next week. Several members will bring proposal to the Planning Board with a recommendation at the next meeting and be available to answer any questions.

SLOPES – Chair E. Pinneo reported that the Steep Slopes ordinance will be on the May 20th Town Board agenda and is expected to pass. Voting on the legislation was tabled at the April meeting because SEQR had not been completed.

ZONING REGULATION REVIEW – Copies of the Zoning Subcommittee minutes were passed out. Annette Toaspern summarized the committee's progress since our last PB meeting. (see attached minutes) The committee will meet on 5/2/08 and continue work on the Town House Concept and hopefully conclude R1 review.

COMMUNICATION/ADVISORY COMMITTEE REPORT - Neil Simmons passed out copies of the Draft Town Board Resolution entitled: Referring all requests for open development areas to the Planning Board at our meeting . The planning board was unable to give formal feedback to the Town Board due to inadequate opportunity for review of the document. Our board will review the document at June's meeting.

AGENDA ITEMS FOR JUNE

- Input re: Draft: Low Impact Zoning.
- Input re: Town Priorities: Review the April 2007 Town Priority listing forwarded to us by Daryl Jones and give input as to what we see as Town Priorities for 08-09. The subcommittees have made significant progress over the past year and priorities need to be reviewed and updated for the upcoming year.
- Input re: TB Resolution entitled: Referring all requests for open development areas to the Planning Board

ADJOURNMENT

Motion: A motion to adjourn the meeting at 9:45 PM was made by E. Pinneo and seconded by A. Toaspern. MOTION CARRIED. (Ayes -7 Nays – 0).

Respectfully submitted,

Diane Caves

Attachments:

Copies of the following:

- email dated 4/16/08 to Elaine Nesbit and Carl Pilletteri from Paula Smith, Subject: Alconero SWPPP which outlines Rick Ayer's information requested for clarification prior to his final review.
- The Alconaros response to the email noted above
- April 2007 Town Board Priority list