

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
October 4, 2012

Approved

The regular meeting of the Town of Jerusalem Planning Board was called to order by Interim Chairperson Mary Coriale, on Thursday October 4, 2012 at 7:10pm, the roll was called:

Present	R. Rubin, Chairman
Present	J. Gruschow, Vice Chairman
Present	E. Pinneo
Excused	B. Pringle
Present	D. Gridley
Present	M. Coriale
Present	A. Carcone

Others present, Fred Thomas, Jerry Martin, Phil Bailey, Dave McCoy, John Phillip, other unidentified persons, & Town Board Members, Pat Killen & Mike Steppe.

APPROVAL/CORRECTION OF MINUTES

A motion was made by Donna Gridley to approve the September 6, 2012 meeting minutes as Corrected. Under Central Ave Site Plan # 3 Glenn Miller should be identified as the retired Yates County Emergency Management Coordinator. Glenn Miller was not representing the Branchport-Keuka Park Fire Dept.

The motion was seconded by Mary Coriale

Ayes - 6 –

Nays - 0

Motion carried

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

- a. Gerald Kernahan - Tax Map #72.60-1-1.1. Property located on West Side of Central Ave –multiple dwelling developments.

Ron R spoke with Phil Bailey regarding the following section of the minutes, then removed duplications and clarified conflicting issues.

1. Phil Bailey presented a Stipulation of Settlement and Discontinuance (Index No. 2012-0197) between Don Schneider, Petitioner, and Town of Jerusalem Zoning Board and Steven McMichael, Co-Respondents. Phil Bailey stated that the Planning Board was not a party of the law suit, but he wanted the Planning Board to be aware of the terms, because it does affect some of the Planning Board conditions of approving the final site plan.. Fred Thomas stated that the developers have made many concessions to meet Don Schneider's requests.
2. Some of the minor changes were
 - a. 20ft south side setback for buildings and improvements
 - b. Sign at entrance to the project cannot exceed 9 square feet
 - c. Contains specifics as to Screening, Lighting, Drainage from the southern most development drain, and location of a cluster mailbox structure.
3. If there was a conflict between conditions of the Stipulation agreement and the Planning Board conditions, those in the Stipulation would apply. All other conditions remain as stated in the Planning Board approval of final site plan.
4. The Stipulation agreement is to be read along with the conditions of the Planning Board approval, as they pertain to certifications of project completion by John Phillips, CEO, the Project Engineer, Architect, and others with that responsibility.
5. A copy of the Stipulation of Settlement and Discontinuance, signed by all parties, will be on file at the Town offices, with these minutes.

The Planning Board acknowledges that the Stipulation of Settlement and Discontinuance (Index No. 2012-0197)-has been received:

- b. Jerry Martin - Tax Map #46.03-1-13. Property located 4651 West Sherman Hollow Rd Branchport NY 14418 – use existing shop to make staircases. Application # 1007 dated 8/10/2012.
 - i. SEQR
 1. Mr. Martin said that he was working on the site already. He did not know that he needed to have Site Plan approval.
 2. Mr. Martin had already been to the Zoning Board and a Special Use Permit has been granted.
 3. He has been referred to the Planning Board for SEQR and Site Plan approval.
 4. John Phillips had presented the Planning Board with pictures of the Site, to be used instead of a formal site plan.

A motion was made by Art Carcone to approve the SEQR based on the information provided and supporting documentation that this proposal will not result in any significant adverse environmental impact.

The motion was seconded by Ed Pinneo

Ayes – 6

Nays – 0

Motion carries - Yes

ii. Site Plan

1. Ron Rubin wondered why we needed a Site Plan review, because the site had not changed. If a decision is made to bring an application to the Planning Board for site plan review and SEQR, it was Ron's opinion that we should have a current site plan to review. Other board members felt that the Board could use discretion in requiring a site plan in cases such as this.
2. John Phillips said that when he reviewed the application, he felt that it was complete enough to be presented to the Zoning and Planning Boards.
3. The Planning Board voted to suspend the Site Plan requirements 1-19 (Section 160-102 of the General Code) regarding site plan review procedures, in this case. The business has been operating at this address, and the Board was provided with pictures of the site by John Phillips.
4. Ron Rubin reviewed the conditions from Article XIX (General Code) section 160-103 A-G, with the Board answering them as follows:
5. Planning Board shall review each application for site plan review in order to insure to the extent practicable that all elements of the site plan serve to promote the following goals and objectives:

A. Compatibility of the proposed use with neighboring uses.

Yes

B. Safe and appropriate movement of vehicles and pedestrians onto and off of the site.

Yes

C. Adequacy of the systems for general safety and the suppression of fires.

Yes – There are fire hydrants and fire truck can get through the area

D. Suitability of landscaping, buffering, lighting, and, hours of operation.

N/A (no retail sales, and no evening operations).

E. Adequacy of drainage systems.

N/A

F. Suitability of signage.

N/A (He has no sign).

G. Appropriateness of architectural design and treatment considering the neighboring structures.

Yes

A motion was made by Donna Gridley to approve the Site Plan from the pictures that were submitted and because the building and area have not changed.

The Motion was seconded by Art Carcone

**Ayes – 5 Donna Gridley, Art Carcone, Mary Coriale, Jennifer Gruschow, and Ed Pinneo
Nay – Ron Rubin
Motion carries**

NEW BUSINESS

A. Fencing Law – Pat Killen

- a. Pat would like to present the final draft of a Fence Law to the Town Board at their next meeting on October 17, 2012.
- b. The Planning Board presented some suggestions to Pat, which he said he would take into consideration on the final draft.

The Planning Board recommended presenting the draft law to the Town Board for consideration.

B. The Planning Board was asked for a List of Committees and their members.

- a. The Committee Chairmen will present a list of members to the Planning Board at the next meeting on November 1st.

PUBLIC BUSINESS

COMMITTEE REPORTS

- a. Zoning Regulations Review Subcommittee – Mary Coriale – Chairman
 - a. The 54A committee hosted a 3rd community feedback session on September 8th. It was well attended. The 54A Overlay ordinance was introduced at the September 19th Town Board meeting. The public hearing is scheduled for the November Town Board meeting. Phil Bailey is working with Colby Peterson of YCSW to finalize the district map so the map aligns itself with a narrative description. As soon as the map is available, the memorandum describing the project which was presented to the Town Board, the ordinance and district map will be posted on the town website.
 - b. Mary will no longer be chairing the zoning review committee after the public hearing in November. Jim Creveling is willing to chair the committee. He will begin leading the committee review of Ag/Res in January and hopes to complete the review by June. He will update the Planning Board in writing each month.
 - c. The Planning Board supported Jim chairing the committee and that the next priority for the committee should be the completion of AG/Res zoning review.
- b. Agriculture Protection & Right to Farm – Donna Gridley-Chairman
 - a. Donna Gridley demonstrated the need for Right to Farm and Farm Land Preservation by reporting that
 - 1. This summer the Town of Clarence, in Erie County, voted to extend the bond that funds its Greenprint Preservation Program another 10 years. The program, adopted in 2002, has put a \$12.5 million bond to work conserving farmland and open space. To date just over half of the funds have been spent protecting a total of 1,236 acres, at a cost of \$14.10 annually per property assessed at \$100,000. Clarence credits the Greenprint Program for the town's nearly 15 percent increase in property values next to conserved land and property tax rates that are 30 percent less than those in comparable towns in the region. "Continuing to protect farmland in Clarence makes fiscal sense, and preserves the town's working farms which yield a variety of local farm products."
- c. TOJ Conservation and Renewable Energies subcommittee (Deb Koop – Chairman & Jim Creveling – Vice Chairman)
 - a. Our committee co-hosted with Cornell Cooperative Extension two
 - b. renewable energy workshops. Both workshops were well attended and fulfilled our goal to provide helpful and practical information to make informed decisions on renewable energy choices and installations. Most of the attendees were either planning renewable energy systems or were town board members interested in decreasing carbon footprints. Feedback has been extremely positive and two

- other towns are planning to form Conservation/Renewable Energy committees.
- c. We are planning another workshop for the winter on converting agricultural waste to renewable energy.
 - d. Our committee encourages Board members to attend the Nov. conference on Environmental Sustainability hosted by the Genesee Valley Regional Planning Council.
 - d. Keuka Lake Watershed Land Use Leadership (Deb Koop – Chairman)
 - a. The committee has begun plans for our annual Keuka Watershed Protection Municipal Workshop. The workshop will be in March.
 - b. Municipal credits will be available.
 - e. Branchport Hamlet Plan – Jennifer Gruschow
 - a. We are still waiting on award notification from New York State for the grant application. She is working on organizing a Branchport Revitalization Committee consisting of business owners and residents. The tentative date of the first meeting is Wednesday, October 24th. Time has not yet been decided but it will most likely be held at the Branchport Library. This role of this committee will be to organize promotional events for Branchport and apply for any grant funding to enhance and improve the Hamlet. Ideally, it will become an official subcommittee of the Planning Board.
 - f. Signs- Art Carcone – Chairman
 - a. Art Carcone will send a version of the proposed sign law to the Planning Board members. They were asked to review it before the next Planning Board meeting and to send their comments to Art Carcone.
 - g. Town Board Liaison report – Mike Steppe and Pat Killen
 - a. There will be a public hearing on the budget on October 17, 2012.
 - b. Budget is not over 2% cap, it is at 1.54%.

ADJOURNMENT

A motion to adjourn the meeting at 9:55pm was made by Ed Pinneo and seconded by Ron Rubin.

Ayes- 6

Nays - 0

Motion carried

All Attachments will be on file in the Planning Board File at the Jerusalem Town Hall

Respectfully Submitted,

Carol Goebel