

TOWN OF JERUSALEM  
PLANNING BOARD MINUTES  
SPECIAL JERUSALEM PLANNING BOARD MEETING  
May 17, 2012

Approved  
As Amended

The special meeting of the Town of Jerusalem Planning Board was called to order by Interim Chairman Mary Coriale, on Thursday May 17, 2012 at 7:05pm, the roll was called:

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

Others present: John Phillips, CEO, Phil Bailey, Don Naetzker (Museum Project Director), Elaine Nesbit, Doug Nichols, Edward Hall, William Wolff, Michael O'Connell P.E., from Larson Design Group, Nichole Landers & Town Board members Mike Steppe, Patrick Killen and several unidentified persons.

Don Naetzker Finger Lakes Museum gave a presentation, which addressed the Museum's preliminary plans for the for the Branchport School property site.

Preliminary site plan review:

The Planning Board reviewed the preliminary Site Plan for the School property.

There was a long discussion concerning the Site Plan, much of the discussion centered about the access to the property owned by Doug Nichols from 54A. This is a discussion that needs to continue to take place between the Fire Department and Doug Nichols.

Some components of the final Site Plan review that will be in some cases further explored and finalized before the Site Plan is approved were identified:

Ingress and Egress from Guyanoga Rd and 54A

Compatibility with neighboring uses

Hours of operation

Suitability of landscaping, buffering (add buffer to west side neighbors).

Site Lighting – This was a concern to the board. As part of the hours of operation of the facility, applicant should provide a description of how the lighting will be controlled (timer, photocell, etc.) and expected lighting times.

Appropriateness of Architecture considering the neighboring structures.

## Construction details and sequence of construction

### An approved SWPPP

Yates County soil and Water has already been requested to review the SWPPP for the YCPB and will be providing this service to the Town of Jerusalem. To complete a final comprehensive review YCSW requires a set of full sized printed copies of the completed SWPPP (The plan submitted thus far to YCSW only addresses a basic erosion plan).

### Documentation to support adequacy of septic for change of use

Adequacy of fire protection- Letter from the Fire Dept to support this. (entry design and sprinkler system).

Letter from Sheriff's office- which identifies any safety issues and their mitigation.

Final Sign Design with Sight Lines and lighting depicted. Determine if proposed signs are compliant with current zoning. This includes agreeing with Code Enforcement Officer to what extent the sign is included in the actual part of the area measurement. (Determine what the calculation will be based upon: monument total area...vs Museum sign and whether signage on both sides counts in the calculation)

### Address Trash Receptacles in the Site Plan

Identify the fence setback from Property Line

Label the "Limit of Work" Line on Site Plan

Identify ADA access

Address the 54A Entrance Sidewalk: The sidewalk as depicted ends at the 54A. The lack of a crosswalk is something which needs to be addressed.

Site Lighting – This was a concern to the board. As part of the hours of operation of the facility, applicant should provide a description of how the lighting will be controlled (timer, photocell, etc.) and expected lighting times.

### **Preliminary SEQR review:**

A letter and an Email dated May 17, 2012 were received from Jeffrey Lanigan ESQ, Deputy Counsel for the New York State Environmental Facilities Corporation. These communications asked for a extension until May 31, 2012 to submit comments on the SEQR review documentation. The Planning Board granted the extension. Mary Coriale will notify the agency regarding the approval of the requested extension. Pending their review and receipt of their comments the board will do final SEQR at the June 7<sup>th</sup> Planning Board Meeting. Attached letters 1&2

Although a final SEQR review was not possible related to the Environmental Facilities Corporation's (ECF) request for an extension until May 31st, the board conducted an extensive review of what had unfortunately become a draft. The only missing agency feedback piece at this point was the ECF which the board believed was pivotal to a comprehensive final determination regarding project.

The Planning Board reviewed the preliminary SEQR as presented on May 17, 2012. Although there were a few updates/expansions that will be addressed in the final review, no issues were identified to indicate a positive declaration on this project during the preliminary SEQR review of parts 1,2 and 3. Pending receipt of ECF comments the planning board will complete the SEQR final review at their June 7<sup>th</sup>, 2012 meeting.

See attached copies 3-8

3 – Site Plan Review

4 - NYS Environmental Review

5 – Letter to Mary Coriale from Don Naetzker updated SEQR

6 – Mitigating Measures & Evidence

7 – Mike O’Connell review comments round 2

8 – Updated SEQR – draft from Don Naetzker dated 5/17/2012.

A motion to adjourn the meeting at 9:45 pm was made by Ed Pinneo and seconded by Mary Coriale

Ayes- 6 Nays - 0

Respectfully submitted,

Carol Goebel