

TOWN OF JERUSALEM  
PLANNING BOARD MINUTES  
July 5, 2012

Approved  
as amended

The regular meeting of the Town of Jerusalem Planning Board was called to order by Interim Chairperson Mary Coriale, on Thursday July 5, 2012 at 7:05pm, the roll was called:

Present	M. Coriale – Interim Chairperson
Present	Ron Rubin
Present	E. Pinneo
Present	B. Pringle
Present	D. Gridley
Excused	J. Gruschow
Excused	A. Carcone

Others present, Paul Middlebrook, Dwight James and John Phillips, CEO

APPROVAL/CORRECTION OF MINUTES

**A motion was made by Ed Pinneo to approve the June 7<sup>th</sup>, 2012 meeting minutes as amended. The application # should be for the Central Ave multiple dwelling should be 1003. Under Steep Slopes the bullet for removal of material from site, should read Plans for removal of material from site must be coordinated with the Highway Superintendent before work commences.**

**The motion was seconded by Ron Rubin**

**Ayes - 5 – Nays - 0**

**A motion was made by Donna Gridley to approve the June 13, 2012 Meeting Minutes as submitted.**

**The motion was seconded by Ed Pinneo**

**Ayes – 4 Mary Coriale, Donna Gridley, Ed Pinneo, Bill Pringle**

**Abstain – 1 Ron Rubin, Ron was not at the meeting.**

**Motion carried**

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

- A. Paul & Nancy Middlebrook - Tax Map #72.36-1-12.1. Property located on 3059 West Lake Rd, Penn Yan NY, 14527- To construct a 21 X 31 foot addition.
  - a. SEQR

- i. Dwight James who is the contractor on the job was present to review the plans to build an addition to the cottage at 3059 West Lake Rd. Applications # 7-2012 Steep Slopes dated 6/15/2012.  
Review and discussion of erosion plan:
  1. Change of topography will be minimal on the north side of the house.
  2. The slope on the north side will be maintained, so that there will be no run off to the lake there will be a silt fence during construction
  3. When construction is complete the contractor will immediately seed and straw the area.
  4. A letter was received James M Balyszak, district manager for Yates County Soil & Water dated 6/19/2012. Citing some concerns and suggestions to be followed.
  5. A memo was received from Wayne Ackart dated 6/20/2012 questioning the location of the grinder pump.
  6. Step that were outside are now inside.

**Applicant's Name: Paul and Nancy Middlebrook**

**Tax Map: 72.36-1-12.1**

**Property located at: 3059 West Lake Road, Penn Yan, NY, 14527**

**Description: To construct a 21 X 31 foot addition.**

**A motion was made by Ed Pringle to approve the SEQR based on the information provided and supporting documentation that this proposal will not result in any significant adverse environmental impact. See attached Erosion Plan developed by Rick Wilson, surveyor and Contractor Dwight James dated 6/13/2012 to support this Negative Declaration.**

**The motion was seconded by Donna Gridley**

**Ayes – 5**

**Nays – 0**

**Motion carried**

**Erosion Plan:**

**A motion was made by Mary Coriale to approve the Steep Slopes**

**Application # 7-2012 dated 6/13/2012.**

**with the following conditions**

- **Site boundaries and high water mark must be clearly marked**
- **On site – Pre construction meeting with Engineer, TOJ Code Enforcement, Representative from YCSW, KPSW Representative Details of the proper installation and maintenance of the silt fence needs to be provided to the contractor.**
- **Identify Staging Area for removal of debris, discuss plan with Highway Superintendent. The contractor must prevent**

**tracking of soil from the site and provide for daily clean-up of any material deposited in the public road.**

- **Establish sediment & erosion measure per final approved erosion control plan.**
- **Seed, mulch, water bare ground within 48 hours after construction.**
- **Remove all construction debris, temporary sediment & control measures when satisfactory stabilization has occurred & vegetation is established.**
- **All conditions as detailed in the letter from Soil and Water dated 6/19/2012**
- **A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.**

**The motion was seconded by Ed Pinneo**

**Ayes – 5**

**Nays - 0**

**Motion carried**

**Donna Gridley made a motion to nominate Ron Rubin for Vice Chairman of the Planning Board. This motion was seconded by Ed Pinneo**

**Ayes 4 – Ron Rubin, Mary Coriale, Ed Pinneo and Donna Gridley**

**Abstained - Bill Pringle**

**Motion carried.**

#### **New Business**

##### **A. Fencing Law – Pat Killen**

- a. The Board was sent an electronic copy of the updated Fence Law Draft. They were asked to review it and if they haven't already done so give their input to Pat Killen before our August meeting.
- b. Several comments were made
  - i. A better understanding of the penalties
  - ii. identify the fences as Boundary fences
  - iii. Would we be able to take the fences down if they were not up to code?
- c. No action was taken on the Fence Law Draft at this meeting.

#### **PUBLIC BUSINESS**

##### **Finger Lakes Museum**

Mary Coriale received a letter from Rick Ayres dated 6/12/2012 stating his concerns with the SWPPP Plan for the Museum. Mary met with Rick Ayres to better understand these concerns. After the meeting Mary sent a copy of this letter and a letter with her concerns to Don Naetzker. These concerns must be addressed before construction begins. John Phillips, CEO

should not give a building permit until these conditions are met. John Phillips should follow up on these conditions. Mary Coriale will follow up on this project.

It was suggested that when the town receives a letter from YCSW regarding a project, that each month a specific Planning Board member follow up with YCSW, so we will understand how to better review these plans.

### Brundige Application

A letter was received by Mary Coriale from Jim Balyszak, CPESC dated 6/12/2012. In this letter Mr. Balyszak stated some concerns about the Brundige Application. He stated that since this project is heavily dependent upon a series of walls, he recommends that the town consult a structural engineer for review of the plans and site. Mary Coriale will follow up on this project.

### Central Avenue

Ron Rubin will be the point person for the Central Ave Project

If any applications are received that need to be reviewed by YCSW for the August Meeting, Ron Rubin and Ed Pinneo will contact Rick Ayres. Carol Goebel will scan and send any applications that are received by Email to Ron Rubin and Ed Pinneo

## COMMITTEE REPORTS

- a. Zoning Regulations Review Subcommittee – Mary Coriale – Chairman
  - a. There was a question as to how far the View Shed Boundaries should be along 54A
  - b. Matt Ingalls sent the final draft of the 54A Zoning Evaluation to the 54A Committee.
  - c. Matt Ingalls also sent a suggestion for the sign regulations to the Committee. The sign draft was forwarded to Art Carcone (chair of sign committee).
  - d. Some of the concerns of the Planning Board were:
    1. The set backs
    2. Specific as to what is exempt ( Farms)
    3. All nonexempt is subject to site plan review if single family home or hiking trail
    4. Buffering
  - e. The Committee will review the final draft of the 54A zoning changes, schedule the last community session and will send the draft to the Town Board for review and scheduling of the public hearing in Aug or Sept.
- b. Agriculture Protection & Right to Farm – Donna Gridley-Chairman
  - i. Donna Gridley passed out a draft of the Right To Farm Law. This law will be send electronically to the Town Board Members and the Zoning Board Members to review.

- ii. The Boards will be asked to send their comments to Donna Gridley by 7/31.
  - iii. The committee is reviewing the fee schedule for building permits. They would like to have an advisory committee that is made up of residents, not just farmers as they review the fee schedule.
- c. TOJ Conservation and Renewable Energies subcommittee (Deb Koop – Chairman & Jim Creveling – Vice Chairman)
- iv. The Conservation/Renewable Energy committee is co-hosting with Cooperative Extension of Yates County a fall Conservation/Renewable Energy workshop. The workshop will be in 2 parts:
    - v. Part 1 will be on a Tuesday night at the Branchport Fire Hall so that attendees can also shop at the Branchport Farmer's Market. The theme will be to give an update on Conservation/Renewable Energy innovations since 2010.
    - vi. Part 2 will be on a Saturday morning and will visit Jerusalem farms & residences using effective renewable energy.
    - vii. Municipal Training Credits will be available.
- d. Keuka Lake Watershed Land Use Leadership (Deb Koop – Chairman)
- viii. The Keuka Watershed Protection grant application is being submitted.
  - ix. The grant is through the Consolidated Funding grant. If awarded the grant will be funded through a different section of the grant than the application for Jerusalem's Hamlet Development. If both grants are awarded they will complement each other - all for the good of Jerusalem.
- c. Branchport Hamlet Plan – Jennifer Gruschow
- i. There will be a Special Meeting and Public Meeting on 7/11/2012 to adopt the Hamlet Plan.
- d. Signs – Art Carcone – Chairman
- i. Matt Ingalls sent a draft of the sign recommendations for 54A. This has been sent to Art Carcone. Art has been requested to review the draft and meet with his committee. The Planning Board would like a recommendation by our August meeting.
- e. TOWN BOARD LIAISON REPORT –  
Councilmen Mike Steppe & Pat Killen not in attendance- No report

## ADJOURNMENT

**A motion to adjourn the meeting at 8.25pm was made by Ed Pinneo and seconded by Mary Coriale.**  
**Ayes- 5 Nays - 0**  
**Motion carried**

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

Respectfully Submitted,

Carol Goebel