

TOWN OF JERUSALEM  
PLANNING BOARD MINUTES

November 7, 2013

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, November 7, 2013, and called to order at 7:00 pm by Chairman Ron Rubin.

<b>Roll Call:</b>	Ron Rubin	Present
	Jen Gruschow	Present
	Dave Owens	Present
	Art Carcone	Present
	Jack Wheeler	Excused
	Ed Pinneo	Present
	Donna Gridley	Present

**Others Present:** Dolores Lang; Leonard Lang; Mark Lang; Debby Morlok; Rick Morlok; Floyd Bucky Lane; Mitch Leman; Mike Steppe, Town Board & Ashley Williamson, Recording Secretary.

**Minutes:** A motion was made by Pinneo to approve the minutes of the October 2013 meeting. Seconded by Owens. All were in favor.

**Applications:** Steep Slope Application 04-2013 and Site Plan Review for Private Road #1024 to be known as "Lang Lane" for applicants, Mr. & Mrs. Richard Morlok at 4967 East Bluff Drive.

Mr. Lane explained they received the building permit to build the home. The original plan was for a driveway. Mrs. Morlok stated she was under the impression the Private Drive was approved. They received the new address in June. Rubin stated from what he knew the building permit was granted but a topographical map was requested in connection with the driveway and never received. Mrs. Morlok explained the topographical map was requested after they were given their new address of 2017 Lang Lane. Carcone explained he was filling in for John Phillips, and Phillips indicated that he explained they needed to get a topographical map to know where the proper grade was for the Private Road. Carcone explained the issue is where the proposed Private Road is because it has too steep of a grade for it to be a Private Road. The Town's code says a maximum 8% grade. There was general discussion about if the applicants had come to the board before. Rubin stated that the two requests for tonight and

the board has to review them, the site plan for the Private Road and the Steep Slope Permit to build the road on the grade that exceeds 15%. There was a general discussion about how to change the Private Drive to work with the grade. Carcone went through and explained what the best option would be for the Private Road. Rubin stated in order for the board to consider the application for the Private Road the applicants would need new drawings of the new proposition. Gridley suggested that if the applicants were able to get the new plans before the next meeting the board should view them even if it's after the usual deadline.

**Committee Reports:**

- a. Zoning Review Sub Committee (Reviewing Ag-Res. Zone) – Jim Crevelling/Chairman – No Report.
- b. Agriculture Protection & the Right To Farm (Donna Gridley/Chair) - Longest harvest, hopefully will have a meeting before Jan 1<sup>st</sup>.
- c. TOJ Conservation of Natural Resources & Renewable Energy (Deb Koop/Chair) – No Report.
- d. Keuka Lake Watershed (Deb Koop, Chair) – No Report.
- e. Branchport Hamlet – Jen Gruschow/Chair – Having people contact local business owners to get prep better for next grant year. Ashley and Jen working on Welcome to Branchport signs.
- f. Signs –Art Carcone/Chair – There was general discussion about when to have the public hearing and if the board felt ready for it.
- g. Town Board liaison – Mike Steppe- The issues that arose with tonight's application were addressed. Mike explained that there is a flow chart that was created and he questioned if it was followed. The flow chart was created to prevent confusion among the office staff and the residents. If the flow chart was followed, was it correct or does it need to be looked at again.

**New Business:** None.

**Old Business:** Ron stated he and Art went to SEQR training in Ontario County. The biggest change he felt that will affect the board is that the Town is now in charge of verifying Part 1 instead of taking the applicant or developers word for it. Ron would like to get together with Elaine and a Town Board member to go through the changes.

**Announcements:** None.

**Adjournment:** At 7:59pm Gruschow made a motion to adjourn the meeting, seconded by all.