

TOWN OF JERUSALEM
APPROVED
PLANNING BOARD MINUTES

February 4th, 2016

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, January 7, 2016, and called to order at 7:00pm by Chairman Tim Cutler.

<u>Roll call:</u>	Ron Rubin	Present
	Jen Gruschow	Excused
	Jack Wheeler	Present
	Ed Pinneo	Present
	Donna Gridley	Present
	Tim Cutler	Present
	Tom Pritchard	Present

Others Present: Paul Anderson/Town Board liaison.

Minutes: January 7th, 2016 Minutes

A motion was made by Wheeler to approve the minutes of the January meeting. The motion was seconded by Pritchard. Gridley and Pinneo abstained.

Presentations: Preliminary Sketch Plan Review of Proposed TWIX Pines Division of Property. There is no site plan for construction at this point. They wish to subdivide the property and build a house on the smaller lot but there is a very narrow opening and twisted configuration along West Bluff Drive. It does not appear to be a conforming lot.

Chairman Cutler stated that if the Planning Board has any concerns they would be forwarded to the Zoning Board and they would make a decision on whether the nonconformance could be permitted by the code. If the Zoning Board believes this would be an acceptable application for a variance of a nonconforming building lot then a site plan would be submitted and reviewed accordingly.

Wheeler is concerned with how narrow and close to the Kennedy property the parcel is and that there is a gully running along the property edge. He is also concerned with the set-backs. Rubin asked what makes the "1b" lot nonconforming and Cutler responded that it is the lack of frontage as stated in sect. 160-30 of the code. Pritchard made a motion that the Preliminary Sketch Plan be sent to the Zoning Board for review. It was seconded by Pinneo and was approved.

New Business: Keuka College 2004 Final Site Plan Approval

On 12/22/15 a letter stating the conditions of the 2004 Final Site Plan Approval was sent to Mr. Dave Sweet and Mr. Tony Tufano regarding the Keuka College Athletic Fields. There are 5 conditions listed and the college responded to them in a letter dated 1/27/16. The letter includes a request to meet with the Planning Board regarding extended seasonal use of the fields.

In light of conditions not being met (within a 6 month period) there was discussion in regards to requesting an amended site plan and possibly holding a public hearing in an effort to best serve the residents of Keuka Park. Gridley made a motion to request a revised site plan. It was seconded by Rubin and all were in favor. Wheeler then made a motion to hold a public hearing which was seconded by Gridley. All were in favor.

An amended SEQR will be required to go along with the amended site plan.

Old Business: Alexander Subdivision Update

Mr. Alexander has withdrawn his application. He has the option of doing a simple division of property up to 3 lots. He has requested a building permit; it has been less than 1 year since the former residence was demolished. Since the driveway is pre-existing, he is not required to obtain a permit to repair it but Cutler has requested the Zoning CEO to verify it is not a steep slope.

Wheeler requested to be excused from the March meeting and Rubin requested to be excused from the March and April meetings.

Committee Reports:

- A. Agriculture Advisory Committee (D. Gridley – Chair) No Report
- B. Branchport Hamlet (J. Gruschow – Chair) No Report
- C. Comprehensive Plan Review Committee (E. Pinneo) No Report
- D. Town Board Liaison (P. Anderson) No Report

Adjournment:

At 7:50pm Rubin made a motion to adjourn the meeting, seconded by Wheeler.

Respectfully submitted,
Janet Micnerski/Secretary