

TOWN OF JERUSALEM  
APPROVED  
PLANNING BOARD MINUTES

July 6th, 2017

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, July 6th, 2017 and called to order with the Pledge to the Flag at 7:06pm by Chairman Tim Cutler.

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

**Others Present:** Roy H. Sensenig, Joe Trombley, Nitosha Trombley, Titus Hoover, Jens Pfeffer, Todd Whitford and Daryl Jones/Town Liaison.

**Minutes:** June 1st, 2017 Minutes

A motion was made by R. Rubin to approve the minutes of the June meeting. The motion was seconded by T. Pritchard and approved. D. Gridlley and P. Zorovich abstained.

**Modifications to Agenda:** The Pfeffer Steep Slope Application #2017-4 has been deferred due to changes in the project and the application. Chairman Cutler will check with E. Nesbit regarding the proper timing to review the application since the project will not begin until 2018.

**Public Presentation:**

a). Application 1093, Titus Hoover, 3752 Prosser Rd, Branchport

There was a preliminary review done at the June PB meeting.

Mr. Hoover would like to construct a 40' x 80-100' building to be set back approx. 75' from the road. It will be used for the sale, service and repair of outdoor power equipment in and replacement parts. There will be a 250sf parking lot. The lot is flat terrain that does not require a set-back or area variance but does need a special-use variance from the Zoning Board. R. Rubin questioned how waste oil will be disposed of; it was determined that Mr. Hoover must deal with the environmental implications of how the waste oil will be used or disposed of and this will be noted in Part 3 of the SEQR.

The application went before the County PB last week and was approved.

The following corrections should be made to Part 1 of the SEQR:

- #8b & 8c should be checked "No"
- #10 should include "Well"
- #11 should include "Septic"

SEQR Part 2/Impact Assessment:

-#11 is Moderate and the following statement will be included in part 3 of the SEQR:  
Waste oil use or disposal must be addressed in a manner that prevents contamination of air, soil or water resources.

The SEQR was reviewed line by line and was determined to have a Negative Declaration. R. Rubin made the motion that the SEQR be approved as corrected and with the addition of the above statement to Part 3. It was seconded by T. Pritchard and approved as corrected. All were in favor. D. Gridley made the motion to approve the Site Plan. It was seconded by J. Wheeler and approved. All were in favor.

b) Application 1094, Roy Sensenig, 1978 Sutton Rd, Penn Yan

Mr. Sensenig attended the June PB meeting and explained that his current shop was built in 2008 with the purpose of building custom interior wood furniture. His business has changed and he would like to stop building custom furniture and focus on distributing wood finishing supplies to local woodworking shops. He would like to build an entry room, porch, truck unloading dock and a bathroom that would total about 450sf.

The application was reviewed at the June Yates County PB meeting where there was a question regarding the removal of waste products. Mr. Sensenig has arranged for The Safety Clean Company to provide products to aid in the clean-up of any spills that may occur in his shop and they will also remove any waste products and dispose of them properly. Chairman Cutler requested that Mr. Sensenig provide a copy of his paper work from Safety Clean.

The following corrections should be made to Part 1 of the SEQR:

- #4 should have "Residential" checked
- #9 should be marked "Yes"
- #10 should include "Well"
- #11 should include "Septic"

SEQR Part 2/Impact Assessment:

- #11 is Moderate but mitigated by the safe removal of cleaning solvents

The SEQR was reviewed line by line and was determined to have a Negative Declaration. T. Pritchard made the motion that the SEQR be approved as corrected. It was seconded by J. Wheeler and approved as corrected. All were in favor. R. Rubin made the motion to approve the Site Plan. It was seconded by T. Pritchard and approved. All were in favor.

c). Pfeffer Steep Slope Application – has been postponed as stated above

d). Whitford Steep Slope Application – 3126 Kinney Corners Rd, Bluff Point

Mr. Whitford would like to add a bedroom above his attached garage. Rick Ayers issued a letter indicating there needs to be a silt fence but he has no other concerns.

The following corrections should be made to Part 1 of the SEQR:

- #10 should be marked "Yes"
- #11 should be marked "Yes"
- #17 should include "Will be tied into existing"

SEQR Part 2/Impact Assessment:

- there were no corrections/changes

The SEQR was reviewed line by line and was determined to have a Negative Declaration. J. Wheeler made the motion that the SEQR be approved as corrected. It was seconded by D. Gridley and approved as corrected. All were in favor. R. Rubin made the motion to approve the Steep Slope Application. It was seconded by T. Pritchard and approved. All were in favor.

There was no contour map indicating the percentage of slope so the PB approved the Site Plan with the assumption that the slope does not exceed 15%.

The Steep Slope Conditions are listed at the end of the minutes. There will be a pre-construction meeting prior to the beginning of construction.

- e). Sketch Plan Review – Seneca Farms site – Nitosha Fingar

As part of Seneca Farms Phase I they would like to add temporary employee parking along Ritchey Blvd. In addition, they want to put in more picnic tables, add some yard games and possibly a temporary/movable playground unit. The play area will be open until dusk. As many trees and shrubs will be preserved as possible. There will be a new fence around the entire property.

After their busy season they will focus on Phase II.

**New Business:** None

**Old Business:** The Site Plan for the Licciardello property on East Bluff Drive is being deviated from. The primary concern is that the driveway comes out onto the next door neighbor's property. They were supposed to move the driveway entrance onto their property but it has not been done. The current slope will not allow an emergency vehicle to make it up the hill so the existing contours need to be modified through excavation. Mr. Licciardello has been made aware that he is in violation of the conditions of approval and needs to come back before the PB. Work has not stopped on the house. The CEO is aware of the situation.

**Committee Reports:**

- A. Agriculture Advisory Committee (D. Gridley – Chair) No Report
- B. Branchport Hamlet (J. Gruschow – Chair) No Report
- C. Comprehensive Plan Review Committee (T. Cutler) The committee is still being formed
- D. Town Board Liaison (D. Jones/G. Dinehart) No Report

**Announcements: None**

**Adjournment:**

At 8:54pm J. Wheeler made a motion to adjourn the meeting and it was seconded by T. Pritchard. All were in favor.

Respectfully Submitted,  
Janet Micnerski/Recording Secretary

The TOJ Planning Board grants approval of the **Steep Slope Application # 05-2017** (dated 7-6-2017) subject to the following conditions:

- 1) Yates County Soil and Water has reviewed the erosion control plan. Any conditions as dictated by YCSW to be included.
- 2) The Planning Board has made the assumption that detailed contour maps pre- and post-construction were not required since YC S&W didn't require such for review.
- 3) Site boundaries must be clearly marked.
- 4) KP Sewer & Water should mark the location of the Water Line if line is crossed by excavation.
- 5) On site – Pre construction meeting with Engineer, TOJ CEO, Highway Superintendent(optional) and contractor, Details of the proper installation and maintenance of the silt fence needs to be provided to the contractor.
- 6) 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.
- 7) Establish sediment and erosion measure per final approved erosion control plan.
- 8) If topsoil from the construction site is to be saved on site and re-used, the location should be marked on the plan and the down slope protected by silt fence.
- 9) Seed, mulch, and water bare ground within 48 hours after construction.
- 10) Remove all construction debris, temporary sentiment and control measures when satisfactory stabilization has occurred and vegetation is established.
- 11) A letter of certification from the certified professional must be obtained by the property owner or builder/contractor when the work is completed, that it has been completed in accordance with the permit and a copy must be given to the CEO's office.
- 12) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.