

TOWN OF JERUSALEM
APPROVED
PLANNING BOARD MINUTES

December 6, 2018

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, December 6, 2018 and called to order with the Pledge to the Flag at 7:00pm by Chairman Tim Cutler.

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

Others Present: D. Jones/TB Liaison, Georgann Farrell, Bill Grove, Scott Hall, Mary Ellen Wegman and R. Starkey.

Minutes:

November 1, 2018

A motion was made by D. Gridley to approve with corrections the minutes of the November meeting. The motion was seconded by P. Zorovich and approved. T. Pritchard abstained.

Modifications to Agenda:

-discussion of Farmland Protection in Yates County and the role of the Agriculture Advisory Committee

Public Presentation:

a) Thomas Sudek – Steep Slope Application for Demolition and Construction at 7480 West Bluff Drive, Jerusalem - #10-2018

Bill Grove, the project Engineer was in attendance to present information and answer questions. The property owners would like to tear down the existing cottage and replace it with a larger structure. There are no variance requests needed. The existing septic system will need to be

replaced. The driveway will be widened to facilitate entry into the garage. The driveway is shared with Mr. Scott, the Sudek's neighbor to the North. Storm water will be directed into an existing 12" culvert on the Sudek property which then crosses onto the adjoining property of Mr. Scott; a letter of approval from Mr. Scott has been submitted with the application. He plans to address existing culvert erosion issues on his property in the springtime. Chairman Cutler plans to look into whether a 12" culvert is sufficient and if there is any way to have Mr. Scott's approval letter on file with the deed.

There was discussion regarding potential future drainage problems associated with the existing culvert. It is recommended that a dedicated clean-out be included near the NW corner of the house. A letter of approval has been received from YCS&W. B. Grove will correct the street name error on the site plan; it reads East Bluff Drive but should be West Bluff Drive. Construction is scheduled to begin spring 2019.

SEQR Part 1:

-#4 should have 'Residential' checked

SEQR Part 2/Impact Assessment:

-#10 s/b checked 'Moderate but mitigated by the site plan'

The SEQR was reviewed line by line and was determined to have a Negative Declaration.

D. Gridley made the motion that the SEQR be approved. It was seconded by J. Wheeler and approved. All were in favor. R. Ruben made the motion to approve the Site Plan with Conditions. It was seconded by P. Zorovich and approved with Conditions. All were in favor.

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.

b) Terrance & Mary Ellen Wegman – Steep Slope Application for Demolition and Construction at 3518 West Bluff Drive, Jerusalem - #11-2018

Mary Ellen Wegman and Ron Stanley the project Engineer, were in attendance to present the following information and answer questions. The application is for the preparation of the site for future construction. There is currently a camper on the property but the Wegman's would like to replace it with a new camper with the possibility of building a house in the future. At this point, they would like to correct the driveway, install a new septic system, drill a well, divert a drainage ditch and remove some trees. If they choose to build a house they will need to come back with a new site plan.

R. Martin/HWY Super has recommended that a Hydrology Study of the property be done by YCS&W. Mr. Stanley has spoken with R. Ayers to determine what needs to be done to initiate

the process and determine exactly what R. Martin wants to see from the study. The Wegman's will replace the driveway with stone to help slow the water flow onto West Bluff Drive and redirect the run-off that is causing ice to form. The Hydrology study shouldn't impede site work from beginning. The owners are willing to adjust the pipe size if necessary to help the current situation. It is recommended that they give the driveway a slight lateral slope, a trench drain near the end and a swale alongside of it to help slow the flow of water. The 6" rip rap is recommended to be replaced with 12" since it is known that the area is affected by heavy rains.

The Site Plan needs to be updated to reflect the changes as discussed above prior to the pre-construction meeting.

SEQR Part 1:

- #2 s/b 'YES'
- #17 s/b 'YES'
- #17a s/b 'YES'
- #17b s/b 'YES'

SEQR Part 2/Impact Assessment:

- #10 s/b checked 'Moderate but mitigated by the site plan'

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. It was seconded by J. Wheeler and approved. All were in favor. D. Gridley made the motion to approve the Site Plan. It was seconded by P. Zorovich and approved. All were in favor.

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.

New Business:

New Planning Board members Kerry Hanley and Georgann Farrell will be replacing Tom Pritchard and Jennifer Gruschow as of January 1st, 2019.

Chairman Cutler attended the County Farmland Protection Meeting. The intent is to revise the Farmland Protection Plan from approximately 10 years ago with input from as many towns as possible. Chairman Cutler would like to see the Jerusalem Agriculture Advisory Committee energized from this process.

Old Business: None

Committee Reports:

- A. Agriculture Advisory Committee (D. Gridley – Chair) No Report
- B. Branchport Hamlet (J. Gruschow – Chair) There are no more signs being worked on.
- C. Comprehensive Plan Review Committee (T. Cutler) Committee work will resume after the first of the year.
- D. Town Board Liaison (D. Jones/J. Sisson) No Report

Announcements:

Adjournment:

At 9:04pm T. Pritchard made a motion to adjourn the meeting. It was seconded by J. Gruschow. All were in favor.

Respectfully Submitted,
Janet Micnerski/Recording Secretary