

TOWN OF JERUSALEM
APPROVED
PLANNING BOARD MINUTES

April 5, 2018

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, April 5, 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	Excused
	Jack Wheeler	Present
	Donna Gridley	Present
	Ron Rubin	Present
	Tom Pritchard	Present
	Paul Zorovich	Present

Others Present: James Woodard, Wendy Meagher, and Daryl Jones.

Minutes: March 1st, 2018 Minutes

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

Modifications to Agenda:

Discuss recent emails from CEO

Public Presentation:

- a) Steep Slopes #04-2018 for Jeff Spencer property at 10193 East Bluff Drive

Wendy Meagher of Meagher Engineering presented the Site Plan for a new lake cottage on a lot that is part of the Wilmot property subdivision.

- 2150sf house is to be built on the east side of the road
- received a variance for the rear yard setback
- there will be more than 300ft of steep slope disturbance
- using 'scouring pads' to aid in erosion control
- septic system will be on the west side of the road and due to the steep slope the plans
- have been sent to the State Health Dept. for approval

- Site Plan has been sent to YCS&W and has now received endorsement
- silt fence will be installed on the downhill side of the septic installation
- well is to be drilled

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

- #4 should include 'Residential'
- #14 should include 'Suburban'
- #16 should be marked 'NO'

SEQR Part 2/Impact Assessment:

- #10 is 'Moderate' but it will be 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. R. Rubin made the motion to approve the Site Plan subject to the conditions. 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:

The annual Land Use Leadership Alliance Workshop is being held April 30th at the County Auditorium. The Dept. of State will be present to conduct a mock planning board meeting. The Zoning Board may also attend the Workshop.

There is also a 2018 G/FLRPC day long Workshop on Friday, May 18. The 8 required training credits can be earned from the 1 day session. May 9th is the deadline for registration.

Old Business:

James Woodard, a resident of Skyline Drive would like to rent out his barn for weddings/parties. The current Zoning Code does not allow for the use of his barn for events. The Code would need to be amended for his business to be a Permitted Use in the Ag-Res District. There is the possibility of incorporating it into the new Comprehensive Plan. Mr. Woodard also has the option to appeal to the Town Board to modify the Code.

R. Rubin stated that he appreciated the informative emails received from Zac DeVoe/CEO since the last PB meeting however, some clarification is needed. At times he is unsure if Zac

has made a decision and the email is just to keep us informed or is he asking for help in determining whether the application needs to come back to the PB for approval. Chairman Cutler is going to continue to work with him to streamline the process.

There was a discussion on having applicants return to the PB to follow-up on whether the Conditions were complied with as set forth during their application approval process. The following questions/comments would need to be addressed:

- do we have any legal authority after the fact
- have it as a stipulation in the conditions
- it would be up to the PB to figure out how to follow-up
- similar to the pre-construction meeting, it could be considered a post-construction mtg.

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 - Chair) They are anticipating sending out surveys this Spring.
- D. Town Board Liaison (D. Jones/J. Sisson) It would be helpful to have the Town, Zoning and Planning Boards meet to discuss agreement on certain issues.

Announcements:

John Wheeler will not be at the May PB Meeting.

Adjournment:

At 8:47pm D. Gridley made a motion to adjourn the meeting and it was seconded by P. Zorovich. All were in favor.

Respectfully Submitted,
Janet Micnerski/Recording Secretary

The TOJ Planning Board grants approval of the Steep Slope Application # 04-2018 (dated 4-5-2018) subject to the following conditions:

- 1) Yates County Soil and Water has reviewed the final site and erosion control plan. Any conditions as dictated by YCSW to be included.
- 2) On site – Pre construction meeting must be held with Engineer, TOJ CEO, Rep from TOJ Highway Department, Rep from YC Soil & Water, TOJ Planning Board Chair or alternate representative and contractor. Details of the proper installation and maintenance of the wire reinforced silt fence needs to be provided to the contractor. Permits should be obtained from NYSDOH prior to the meeting.
- 3) A silt fence must be installed on the downhill side of the leach field construction area.
- 4) Site boundaries and high water mark must be clearly marked.
- 5) Identify Staging Area for removal of debris. Discuss plan for removal of fill and location of such 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.
- 6) Establish sediment and erosion control measures per final approved erosion control plan.
- 7) If any 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.
- 8) Seed, mulch, and water bare ground within 48 hours after construction.
- 9) Remove all construction debris, temporary sediment control measures when satisfactory stabilization has occurred and vegetation is established.
- 10) 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.
- 11) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.