

httpTown of Jerusalem

Planning Board Minutes

12-5-19

The regular monthly meeting of the Town of Jerusalem Planning Board was held on December 5th, 2019 and called to order with the Pledge to the Flag @ 7:00 pm.

Roll call in attendance:

Tim Cutler

Georgann Farrell

Paul Zorovich

Ron Rubin

John Wheeler

Kerry Hanley

Absent: Donna Gridley

Others in attendance: Joseph Bringley, Robert Bringley, Lin Hough, Tom King, Daryl Jones, Margaret Lorenzetti, Robert Lorenzetti, and Daniel Long,

Modifications to agenda- none

Amendment to November minutes by Paul Zorovich to change sight to site and Ron Rubin then asked for clarification on comments regarding shared driveway and septic plan by Bill Grove– strike it from minutes, per Tim Cutler.

Minutes from November 7th, 2019 meeting – corrections/amended motion made to accept by Ron Rubin and Paul Zorovich 2nd – passed and Kerry Hanley and Georgeann Farrell abstained as they were not in attendance at the November meeting.

Tim will share comments on pre-construction meetings on both West Bluff and East Bluff Drive that he would discuss at the end of the meeting.

Public Presentations:

Joseph Bringley Steep Slope Application – 4588 West Bluff Drive, Keuka Park

Bob – shared – brother Joe 4488 West Bluff Drive – here to address the steep slopes on the site – shared history of project, came to board approx. 8 months ago also has been to Zoning board, redesigned plans. Huff estimated the job. Set back to lake discussed and set back to roadway. Needed to clean up variances at the Zoning Board. Adding to south end of the structure, explained to board. Two story building and will meet all requirements and codes. Approx. 2000 square feet. Will be going to Zoning Board next week. Plan is to start in September 2020. Shared large copy of site plan. This plan was discussed with Rick Ayers, Watershed Inspector. Existing cottage taken down and rebuilt. Steep slope

area is behind existing cottage right now. There is 2 retaining walls that will be removed and repaired. Would like to gain site plan approval to move forward.

Paul asked about gutters – Bob answered question and shared drainage to existing stone area. Showed drainage behind the wall on the drawings.

Paul asked for that to be shown on site plan. Bob will add to site plan.

Ron – questioned variances Tim answered question – was taken to Zoning Board. Bob shared that this will require a variance for an existing condition and explained. (non-conforming) They are meeting the set back requirements on both sides.

Owner – Joe shared his comments as well

Tim – the still need agreement by the Zoning Board – and shared the way the code was modified.

Ron – shared notes from Rick Ayers and Marathon replied to Rick's comments.

Bob – shared that all Rick's notes have been addressed and Rick was in agreement.

Tim – questioned septic – Bob answered that septic is across the road and in good working order.

Tim reviewed SEQR Part I

Paul – asked for clarification on number 5 – reviewed

Ron - #12b – historic area questioned – reviewed and discussed – no need to do anything further

SEQR Part II

Tim – reviewed step by step with board

Negative Declaration motion made by Paul Zorovich, and John Wheeler 2nd all in favor

Tim reviewed Site Plan – was approved in previous form

Paul – it was a sketch plan only not site plan - agreed

Tim – shared copy of standard conditions for site plan, reviewed each condition. Including pre-construction meeting, daily clean up and final inspection. Ron shared water run off/water drainage/gutters to be added to conditions. Tim read each condition to all present. Construction sequence also reviewed step by step. Reinforce that the owner is responsible that pre-construction happens with all necessary individuals present and this is prior to any work being done.

Tim – the applicant will receive a copy of the conditions of approval along with a letter from the Town.

Ron Rubin made motion to approve, and John Wheeler 2nd – all in favor – motion passed

Mr. Huff is the builder – he had no comments to make.

#2 Lorenzetti Steep Slope Application – 3539 -3554 West Bluff Drive, Keuka Park

Architect (Daniel Long) - shared copy of letter from Rick Ayers – responses – letter dated Monday, Dec 2nd 2019 – has been submitted to Elaine and Zach. He shared letter and responses. Larger scale copies

submitted. Began with letter from Rick Ayers and reviewed. Discussed set back and garage – Dick Osgood is proposing redoing absorption bed area. Will be pursuing a variance for that issue. Trying to ensure sufficient room between the garage and the road. Will add details for Rick’s calculations. Fill area will be stabilized. Roof water discussed and drainage ditch on south side of gravel driveway. Will share volume number on site plan for infiltration trench. Seeding and mulching notes will be included in detail in the submittals. The highway Superintendent expressed concern about reinforced foundation, Daniel explained to board what he will do to structural conditions, steel reinforcement concrete wall, which will make it safer and more stable. Explained to board. Can provide further details to highway supt. if desired.

Ron asked what the purpose was for rotating it. Daniel explained.

Tim – not just a Zoning issue and highway issue, explained the way the law is written - under section 130 of Town law - shared. Discussed the word “maintenance”. Daryl is here from Town Board

Ron – asked about foot print regulations

Tim – explained

Ron – stated that the Issue of right away has to be resolved first

Daniel – agreed – has a few moving parts that they will continue to work on

John – what is your time frame on this building project?

Daniel – may have to be adjusted – nothing will happen during winter months

Tim – since there are a lot of changes to the site plan – get all of that (changes) on site plan and fully documented before we actually act on the application.

Daniel – already started to address Rick’s comments and needs time to respond properly.

John – how far are you going to lift this and how?

Daniel – explained how they will work with existing foundation – will use hydraulic jacking and steel beams.

Tim – bring amended site plans back when all issues have been addressed and come back in January and talked about applying for a license from the Town Board – next board meeting is December 18th, 2019, contact Sheila McMichael.

Daniel – will do that and get with Elaine on Zoning board deadlines.

Owners also in attendance for comments/questions. They thanked the board before leaving.

Board agreed to hold off on site plan

New Business: none

Other Business:

Tim – discussed two pre-construction meetings prior to Thanksgiving holiday. Both Bill Grove applications. Construction sequence on site plan – site was already torn up. Questioned “Pre-

construction” meetings mean before things are torn up and moved forward and construction that had been started. Zach had already issued permits. First thing to be done is the Pre-construction meeting and will be added to conditions and the applicant is responsible for this.

Daryl asked about consequence if they don’t abide – briefly discussed.

John- posting a notice that pre-construction meeting has taken place at property location

Tim – had a conversation with Zach about issuing permits and conditions. Continued discussion. There is a sequence that has to be followed.

Daryl – commented on pre-construction meetings moving forward.

John – could be more stringent with applications.

Tim – did have a chat with applicants and their responsibilities.

Other Updates:

Tim – there will be a Farmland protection meeting next week

Tim asked if there was anything from Town board - Daryl said nothing from Town board

Tim - There is a reception for Rob Martin on Saturday @ the Moose 3-6 pm for his retirement

Ron – sent Tim an email – regarding culvert pipe below Crispin Hill property (54) – should that have come to planning board. Was all day in one day by the state. Just thought I would mention. Also questioned new category of free standing signs, have never seen before.

Daryl – there is a sign ordinance - discussed

Tim – not a new driveway but will look at it tomorrow. No further discussion.

Motion made by: Paul Zorovich to move to adjourn meeting.

Merry Christmas and Happy New Year to everyone!

Meeting adjourned @ 8:40 pm.

Respectfully submitted by:

Robin Johnson

Planning Board Secretary