

**Town of Jerusalem Planning Board**  
**Meeting 3-5-2020**

The regular monthly meeting of the Town of Jerusalem Planning Board was held on March 5<sup>th</sup>, 2020 and called to order at 7:00 pm with the Pledge to the Flag.

**Present/Roll Call:**

Tim Cutler

Paul Zorovich

Ron Rubin

Georgann Farrell

John Wheeler

Robin Johnson

**Excused:** Donna Gridley

**Others in attendance:** Elaine Nesbit, Zach DeVoe, Steve Castner, Ira Goldman; neighbors, Adele Middaugh, Ronald Miller; neighbors, Kevin Munt, and Heather Tompkins

**Approval of meeting minutes** from January 2, 2020 – draft minutes reviewed.

Ron Rubin made the motion to approve the minutes and Paul Zorovich 2<sup>nd</sup> the motion, all in favor and accepted as written.

**Modification to Agenda:** Tim modified the agenda so that guests could have an opportunity to ask questions and make public comment.

**Public Presentations:**

**(a) Amendment to Site Plan 1058 – Crispin Hill, 2732 Wager Hill Road, Penn Yan**

Heather Thompkins (Crispin Hill) spoke to the planning board regarding proposal - they have a seasonal tent approximately 40 x 60 on an existing pad, she is proposing an approximate 45 x 85 permanent structure in place of the seasonal tent. Reasons for this proposal are due to inclement weather, and to help with music and sound and to provide a better atmosphere for her guests. Heather stated that this is just a proposal at this point, she has no drawings. She explained that the tent is where our guests have dinner, usually at 6:00 pm dinner is served in the tent and then guests move to the barn after eating. The barn structure is where the music happens. She plans to replace tent with a permanent structure that compliments current barn structure and property with hard walls. She shared her ideas with planning board members but nothing has been determined on her end.

Ron Rubin made the motion that we do not have enough information to move forward with any decision at this time on this Amendment and John Wheeler 2<sup>nd</sup> that motion. Ron continued that at this point we do not have enough details to make a motion or determination at this time, it is in a scenic

area and details on how it should look need to be reviewed, also questioned the parking. Heather stated parking is not impacted and the structure will go where the tent is located now.

Paul asked about increase in size. Heather does not have drawings yet, explained that they wanted the extra 25 feet for additional chairs in the new permanent structure. She was not going to go to the expense of having drawings completed and prepared if the board was not going to approve the proposal. Heather has also had surveyor up on the property. Explained the tree line, the neighbors will not be impacted by this change. She further explained the purpose and her ideas to make the improvements.

Ron Rubin really wants to see a drawing, the site plan comes first, Ron stated that he is not opposed to it. John stated that the board does not need to have a 3D drawing.

Tim states we just need to see what the actual building will look like, actual measurements and discuss drainage and lighting. Discussed additional lighting from original site plan. Heather said that lighting will be needed for the safety of guests.

Ron Rubin questioned on 54A north of house that a pipe was noticed. Heather stated that is not her property and does not know anything about the pipe. Tim stated Dept. of Transportation owned that spot. Discussed briefly.

Motion previously made by Ron Rubin and 2<sup>nd</sup> by John Wheeler to delay any formal site plan review until we receive additional data that includes; drawing, lighting and drainage explanations.

Tim explained that no vote was needed. Agreed by board members.

Heather also shared that no variance needed per surveyor and discussed set back. The surveyor put x's on cement if anyone would like to come to the property and look.

---

#### **Public comments:**

Questions by guests in attendance were asked of Heather

Are any other conditions being changed? Heather stated NO

Are the number of people going to increase? Heather stated nothing is going to change, the band will remain in main barn. She further explained that the tent is stressful for her and wanted a permanent structure there that would be pleasing to her guests. The building will be the same exact use as the tent.

Discussion regarding Site plan - asked Elaine what can be added to site plan. Elaine stated it will be a new site plan approval. It is all noted in her statement with special use.

Steve Castner asked if there is any plan down the road to put speakers in that new structure? Heather could not say yes or no to that. Heather stated that they will have hard walls so it may be an option at a later date.

Steve was concerned with possible echoing. Heather shared that there will be insulation and sheet rock on walls and that she is not a music expert to be able to explain sound buffers.

Will the music just be in the barn as original permit stated? Heather said the music and dancing are in the barn. It was stated that pictures have shown trios outside of the barn playing music and how is that allowed? If it is happening now, how will it be enforced with another building structure on the property? Discussed what is being done currently.

Ron Miller – asked about doors on barn and is the season going to be expanded? Heather said maybe by a few weeks but has no desire to go into full year season, goal is to make building more contained and tighter, and pleasing to her guests, not make things louder. Heather stated that there are things you can do to absorb the sound. Further discussion

Heather explained that they are very aware of sound, having a ceiling with sheet rock and insulation this will really help with sound, music ends at 10:00 pm. Heather stated that they really are trying to address the current situation. Heather also said that they have a list of preferred vendors (DJ's) that will turn down the volume level. We care about our guests and neighbors. Guest leave property by 10:30.

Ron Miller state that with air conditioning running in summer we really don't hear it.

Tim will review when site plan amendment is given to planning board. Tim asked Heather to keep dialog going and thanked guests for questions/comments.

Zach – scenic overlay/site plan review discussed. Ron Rubin asked Heather to review with contractor. Discussed details needed specifically section 160-37.10 and site plan review section. (Article 19) 160-103 criteria also discussed. (review specifics for site plan) Code is located on Town of Jerusalem website. Heather thanked everyone for their time.

---

### **New business:**

#### **Planning board consultation with Town**

Zach shared that Kevin Munt – has pole barn application – requires site plan review due to being in scenic overlay area, location is close to 54A. Kevin stated that power lines come through property. 40 x 60 structure. Will need variance, will sit down off road mid tree line. Explained by Kevin. Should not obstruct any visions and no lights, no guests, just for tractor. Zach – called in for proposal first and shared idea for pole barn, hesitant to tell him to spend money on drawings/architect – Zach shared some of it does not apply to this proposal. Site plan prepared 160-102 site plan procedure discussed.

Ron Rubin– why is sight plan required to put a pole barn – Zach stated it is in scenic overlay – gave examples. Discussed regulations. Holding true a site plan is a site plan. Further discussed at length.

Ron Rubin - scenic overlay you can not block views of the lake. Has to be looked at in context.

John – sketch drawings vs. site plan drawings discussed and explained – talked about expense of architect. Zach discussed in details.

Elaine – in all fairness to Crispin and Heather the barn structure in place of tent is behind her property and not obstructing any views.

Tim – how do we effectively consult with the Town. Zach will ask what the planning board needs to approve. Applicants need information through Town office – we want to be able answer questions so

that the applicants don't come to planning board unprepared or without what they need for things to move forward, this all takes a lot of time.

Ron Rubin- we need to be able to make a decision at the board meetings.

Zach – explained some circumstances and gave some examples – site plan, county planning board – will cost applicants a ton of money and is not necessary for all applicants.

Elaine explained that some plans have gotten by us, hard to keep track of all this stuff.

Ron Rubin – what is in the regulations is what is required, do we want to delegate individuals to meet with Zach and Elaine before each month's planning board meetings

Elaine – the Planning board has the power to waive certain requirements - discussed

Elaine – one or two people (on a rotation basis) – be the ones to look at project sites and come back and report and meet with Elaine and Zach to answer any questions. Explained. Ron feels majority of it should be handled by Zach. Further discussion.

John – site plans are looked at – we know about drainage and terrain, landscaping. If we don't know about this than how are we going to make decisions.

Zach - Looking for planning boards input on what is required – it costs people money and time. Discussed sketch plan options and what is needed for planning board to make informed decisions.

Tim said read the code 160-102 – it should be reviewed. 19 items on checklist

John – every project has a different set of requirements

Zach – example sitting here tonight for pole barn in scenic overlay (Kevin Munt).

Elaine explained 2 step process and variance process. Kevin stated he was pretty confused after listening tonight.

Tim – not being familiar with site, we need to be able to work together with town. Discussed that it is sometimes a judgement call.

Ron Rubin – pole the board for an additional meeting and he would be willing to do this and come up with a list of names that could meet with Zach, Elaine and the applicant. This may cause an application to be delayed due to not meeting deadlines.

Tim wants to help make things more efficient in the office and for the town.

Zach – this would be for any site plan review is triggered.

Elaine – wants input from planning board on what is needed for clarification to make decisions

Zach – look at Kevin's application for pole barn as an example

Elaine – another one in question would be Seneca Farms – received plan yesterday from the girls

Tim did have a conversation with Natosha – told her to get a survey and put a plan in place.

Elaine – will need to go before the county as well. Two applications to be reviewed at this point and Ron and Georgann will come into to review with Elaine and Zach. Time and date to be determined.

---

Ron asked about Seneca Farms

Tim shared concerns with Natosha regarding parking. Discussed

Elaine shared copy of original plan – existing picnic pavilion/storage barn – driveway and parking for customers and employee parking and additional restroom. Original plan was in 2015. Signs will be added for parking. They can not block sewer line. Shared signage options. The girls took Donna’s suggestion of slanted parking.

---

**Committee updates:**

No updates from Time

No updates from Steve Castner at this time

---

Announcement made by Tim – Regional Spring workshop will be in May – brochures will be coming out at a later date

Ron Rubin – what do we want to happen after these preliminary meetings with Zach//Elaine? Tim stated from his point of view regarding waived sections – that we as a board stand by decision made with Zach/Elaine. Zach should document depending on zone. Ron asked about checklist option. Also briefly discussed.

Meeting Adjourned: Georgann Farrell made the motion and Paul Zorovich 2<sup>nd</sup> the motions @ 8:40 pm.

Respectfully submitted by:

Robin Johnson

Planning Board Secretary