

TOWN OF JERUSALEM
PLANNING BOARD MEETING MINUTES

10-7-21

Town of Jerusalem Planning Board meeting called to order @ 7:00 pm with the Pledge to the Flag by Ron Rubin.

Roll call:

Paul Zorovich

Ron Rubin

Donna Gridley

John Wheeler

Robin Johnson, Secretary

Excused Tim Cutler and Georgeann Farrell

Others present: Bill Gerhardt and Steve Castner, Mr. and Mrs. John Steeves, Wendy Meagher and Bill Grove and Gabrielle Harris

Ron Rubin – meeting minutes approved by John Wheeler and 2nd by Paul Zorovich

(a) Steep Slope Application 07-2021, Garage, John Steeves, 4442 West Bluff Drive, Keuka Park 14478

Ron Rubin – explained steep slope application

Mr. Steeves – shared map supplied by engineering firm for a garage to be built, set back discussed. Trees have been removed. It will be a 4-car garage.

Ron Rubin – zoning board approved set back of 40 feet prior to this meeting. Explained that normally you would come to Planning board. Asked about plans shared with Yates County Soil and Water.

Mr. Steeves has the answers that Rick Ayers has as of this afternoon. Explained Shared copy from Rick Ayers all the answers to questions that were raised.

Ron Rubin – asked board if they are comfortable without an updated map

Mr. Steeves – Rick Ayers has had a chance to look at all the answers and that they meet all the rules of New York State.

Ron Rubin – asked about how water will be managed and roof water

Mr. Steeves explained as maps were being reviewed

Ron Rubin made a motion to table this steep slope application until we receive an updated Site Plan, 2nd by Paul Zorovich.

John Wheeler – shared thoughts on Site Plans and what is needed

Mr. Gerhardt – gave suggestions or options, can not move forward until Planning Board approves this application.

Mr. Steeves – asked about options

Ron Rubin – steep slope approval comes from the Planning Board and restated what is needed in order for approval.

Ron Rubin – polled board and application will be tabled until next month – all members in agreement.

(b) Steep Slope Application 09-2021 Demo Cottage and build new house, Jim Lansbury (Lansbury Family Trust), 5815 West Bluff Drive, Keuka Park, NY 14478

Wendy Meagher – shared comments from Rick Ayers and have address each section, hand outs provided. Yates county soil and water are comfortable with all improvements. Revisions are included. Will keep current driveway, discussed retaining wall, discussed catch basins, explained drainage. Walk out in the front. Will keep as many trees as possible. There is a boat house across the road. Will be going to the Zoning Board next, also explained.

Ron Rubin – asked about septic system review

Wendy Meagher – talked with Colby and he does have our plans

Donna Gridley – questioned water shooting across the road

Wendy Meagher – shared that how the water will be directed to the pipe and Rick Ayers did agree with plans and supporting information. Rick Ayers signed off.

SEQR Part I reviewed by Ron Rubin

SEQR Part II reviewed by Ron Rubin

Motion for the Negative Declaration made by; John Wheeler and 2nd by Donna Gridley

Approval for application made by; Paul Zorovich and John Wheeler, motion carried and approved

Ron Rubin reviewed all conditions

Donna Gridley approved with condition, 2nd by Paul Zorovich, approved.

(c) Steep Slope Application 09-2021, Remove existing Mobile Home and construct New House and Septic, David Bills, 11363 East Bluff Drive, Keuka Park, NY 14478

Bill Grove – shared that they are replacing an old trailer/mobile home, demolition has begun. Shared project. Will need 2 variances for set back with Zoning board, explained. Not a big house, not over building on the lot. Deck and porch are being redone. Did get septic approval from Keuka Watershed, shared. Septic will be behind retaining wall. Will meet with Tony Hurd and Bill Gerhardt to address retaining wall. Shared Elaine's email with board. Discussed drainage.

SEQR Part I reviewed by Ron Rubin

SEQR Part II reviewed by Ron Rubin

Motion for a Negative Declaration made by; Donna Gridley, 2nd by Paul Zorovich

Ron Rubin reviewed the conditions

Approved Application – Motion made by; Donna Gridley, 2nd by John Wheeler, all in favor, motion passed.

(d) Steep Slope Application 10-2021 , Build 2 bedroom, one bath addition to existing home and replace Septic System, William Schoff, 11797 East Bluff Drive, Keuka Park, NY 14478

Gabrielle Harris – shared plans and drawings with board. Mr. Schoff would like to do an addition of approx. 640 square feet for his growing family and replace septic system that is larger than current. Plans were approved by Yates County. Dwight James will be the builder on this project. We do not need any variances, owns lot across the street as well. Taking care of any run off. New portion of the building is tucked right into steep slope.

Gabrielle Harris and Bill Grove – shared driveway comments with regards to shared driveway.

Gabrielle Harris – shared run off will be using easy flow French drain bundles – shared how down spouts will work. Has 40 cubic feet of storage.

Ron Rubin - Questioned run off in the driveway

Gabrielle Harris – will have drainage behind existing wall – perforated pipe behind the wall, explained.

SEQR Part I reviewed by Ron Rubin

SEQR Part II reviewed by Ron Rubin

Motion for a Negative Declaration made by; Donna Gridley, 2nd Paul Zorovich, all approved

Ron Rubin reviewed conditions

Motion to approve application made by; Paul Zorovich and 2nd by Donna Gridley, all in favor

New Business: Members of the board that are keeping up with training

Old Business: none

Steve Castner – pleased with Bill Gerhardt and the transition to new position.

Motion to adjourn by Donna Gridley @ 8:35 pm

Respectfully submitted

Robin Johnson