

Town of Jerusalem Planning Board Meeting

February 4th, 2021

7:00 pm (zoom)

Meeting called to order at 7:00 pm with pledge to flag

Roll Call:

Tim Cutler

Donna Gridley

Ron Rubin

Paul Zorovich

John Wheeler

Georgann Farrell

Robin Johnson, secretary, excused

Others present: Steve McMichael, Steve Castner, Austin Lapp, Glenn Thornton, Mahlon Esh, Bruce Warfield, Jamie Sisson, Todd Alexander, Bill Sutherland

Minutes from January 7th, 2021, motion to accept Ron Rubin, and it was 2nd Paul Zorovich – no corrections, all in favor, motion passed to approve meeting minutes.

Tim Cutler discussed the Agenda – no modifications

Application 1188 – Site Plan Review for Special Use Permit – Keystone Decks – 2869 Route 54A, Jerusalem

Tim Cutler– reviewed with board

Pictures have been forwarded showing the revised site plan with parking in the rear of the proposed building. Reviewed. Had a sketch from last meeting in January.

Donna Gridley asked if neighbors had feedback. Bruce Warfield and Bill Sutherland indicated no concerns. Mahlon Esh indicated that he had spoken with Mary Coriale and she found the plan acceptable. Question asked about trees shown on site plan. The board recommended putting in good sized trees but the code doesn't specify required size. Tim Cutler explained that building size acceptability had been verified with the Town code.

Ron Rubin mentioned that SEQR Part 1 – Question 4 should indicate Rural (non-agriculture) as well as Residential (suburban)

Tim Cutler – SEQR Part II reviewed

Negative Declaration motion to approve by John Wheeler and 2nd by Ron Rubin. All in favor, motion passed.

Motion to approve site plan made by John Wheeler and 2nd by Ron Rubin. All in favor and motion passed

Application 01-2021 – Steep Slope Site Plan Review – Erwin Residence - West Bluff Drive, Branchport

Slope Plan Review – Erwin residence – West Bluff Drive

Tim Cutler– shared that Rick Ayers had no further concerns regarding the site plan once Glenn Thornton had discussed with Rick the design details for the retaining wall.

The planning board members had a series of questions regarding the placement of the leach field, the overhead wires, and the house location on the lot. Explained and discussed the private road connection to the Private Drive and the need to verify the maintenance agreement and easements. The site plan included the added silt fencing, and Rick Ayers was fine with all of that prior to this meeting. The plans that the PB have are correct.

The septic design has not been finalized and a permit has not been issued. The weather precluded the proper preparation of the leach field so it will be completed in the spring. YCS&W has been contacted and is agreeable to this approach.

Proceeded to review the SEQR. Ron advised that Question 8 of Part 1 needed to be corrected to indicate that no public transportation are available at the site.

Planning Proceeded with review of SEQR Part 2. Ron Rubin moved for a negative declaration and Paul Zorovich seconded the motion. All in favor and motion carried.

Planning Board reviewed the expected conditions for site plan approval. (see below)

PB discussed concerns about parking and closures on West Bluff (not necessarily related to this application). Steve Castner agreed to take the matter up with TOJ Highway.

Paul Zorovich made a motion to approve the site plan with conditions and John Wheeler seconded.

Following review of applications, the Planning Board had a general discussion on several topics with Jamie Sisson and Steve Castner from the Town Board.

Motion to adjourn by John Wheeler @ 8:40 pm.

Respectfully submitted,

Tim Cutler

Planning Board

The TOJ Planning Board grants approval of the **Steep Slope Application # 01-2021** (dated **2-4-2021**) subject to the following conditions:

- 1) Septic Permit will be provided when acceptable to Yates County Soil and Water. YCS&W has reviewed the final site plan and expects the site to be acceptable for the septic system.
- 2) Planning Board needs copies of maintenance agreement and YCS&W sign-off on site plan.
- 3) Any conditions as dictated by YCSW to be included.
- 4) Site boundaries must be clearly marked.
- 5) On site – Preconstruction 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 (both general and excavation contractors).
- 6) Details of the proper installation and maintenance of the silt fences needs to be provided to the contractor.
- 7) 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.
- 8) Establish sediment and erosion control measures per final approved erosion control plan.
- 9) Concrete truck cleanout shall follow the EPA's Guidelines for stormwater best management practice for concrete washout. No wet concrete shall be deposited within 50 feet of any watercourse or water body.
- 10) 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.
- 11) Seed, mulch, and water bare ground within 48 hours after construction.
- 12) Remove all construction debris, temporary sediment control measures when satisfactory stabilization has occurred, and vegetation is established.
- 13) 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.
- 14) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.

Construction Sequence:

1. Obtain site plan approval and applicable permits.
2. **Conduct pre-construction meeting on site.**
3. Flag the work limits.
4. Install silt fences and other erosion control measures on locations shown on site plan.
5. Fence off any areas that are not to be disturbed.
6. Install temporary stabilized construction entrance.
7. Clear and grub trees as required.
8. Finish all proposed slopes on the property as soon as rough grading is complete. Leave surfaces slightly roughened and vegetate/mulch immediately.
9. Final grade site.
10. Remove temporary construction entrance and restore driveway.
11. Complete landscaping and restore disturbed areas to lawn.
12. After stabilization of the site with permanent vegetation on all disturbed areas, remove temporary erosion control measures.