

Approved

TOWN OF JERUSALEM  
PLANNING BOARD MINUTES

August 2, 2007

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Robert Evans, on Thursday August 2, 2007 at 7:11 p.m. The roll was called:

Present: R. Evans  
N. Simmons  
A. Toaspern  
M. Coriale  
D. Koop  
B. Pringle  
Excused: E. Pinneo

Others present: Loretta Hopkins, Jerry Hiller, Sharon & Bob Case, Bill Sutherland, Phil & Nancy Williams, and Art Hunt.

APPROVAL/CORRECTION OF MINUTES

A motion was made by M. Coriale and seconded by B. Pringle to approve the minutes of the July 5, 2007 meeting. Motion carried (6 –Ayes, 0 – Nays).

PUBLIC BUSINESS

Chairman Evans welcomed everyone to this evenings meeting.

OLD BUSINESS

APPLICATION #905 MADE BY KEUKA COLLEGE

J. Hiller explained Keuka's proposed request to convert a duplex office use to student housing for 10 students. B. Case from Central Avenue expressed concern for the community as a whole looking at what is surrounding the proposed student housing. B. Case does appreciate the way J. Hiller addressed the children in the area. The Board answered the SEQR Part II as follows: A & B NO, C1 Yes, there will be a change in noise and traffic patterns, C2 Yes, the neighborhood character will change from day use to round the clock use. Suggestions made were to limit parking to 10 spaces, add a speed bump and make the entrance smaller. C3 – C7 No, D – No and E – No.

B. Evans made a motion to approve the final site plan and special use permit and forward on the the Zoning Board. A. Toaspern seconded the motion. Motion carried (6-ayes, 0 – nays). All were in favor.

NEW BUSINESS

APPLICATION #907 MADE BY WILLIAM H SUTHERLAND

W. Sutherland proposes to build a 5 unit townhouse for rental on the corner of Assembly Ave and Pear Street, Keuka Park, NY. A special use permit is required. Parking was addressed and code requires 1 ½ parking space per unit. W. Sutherland plans for 11 parking spaces with one being handicapped.

A Coates Road resident came this evening to see if this was a Town House project. He is disappointed it is a rental unit – he and his wife had hoped it was a Town House. He came from the Town of Middlesex to Jerusalem and Loves it here.

Motion was made by M. Coriale to approve the multiple dwelling as present preliminary, pending the return to this board next month with detail plans with site plan. N. Simmons seconded the

motion. (Ayes – 5 Nays – 1). D. Koop stated she is supportive of the project, but the information is incomplete and does not feel that the application should go on to the Zoning Public Hearing. The Public Hearing should be held when complete. This is premature. For protocol, why aren't plans submitted to John Phillips here tonight?

B. Evans commented that he does not know what happened to our form, he will have to look into it. He would like to state that he thinks this is going to be a nice addition to the Keuka Park area. B. Evans stated that sees no reason to hold up this application if shrubs and lighting is the only concern. He can move on. The Public Hearing is to give input and to make changes and perhaps get public input.

N. Simmons asked that there be a meeting with the Planning Board and Elaine to go over protocol of getting the proper information needed.

### OLD BUSINESS

#### COMMITTEE REPORTS:

SLOPES – In E. Pinneo's absence, D. Koop reported that they had a meeting on the 14<sup>th</sup> and expect to have a draft finalized soon. They have made a lot of progress.

WIND FARMS – Chairman N. Simmons reported his committee has drawn up a designated area in the Town of Jerusalem for wind towers. They plan to present this at a public hearing. The trip to Fenner is scheduled for September 13<sup>th</sup>. Hopefully there will be 20 – 25 people signed up to go. After they return from grape harvest, they will hold another public informational meeting with the committee to select area with permission of the Planning Board. Basically the committee took a ride and followed the transmission line that goes from Dresden to Dansville. We are proposing an area in that vicinity to accommodate 18 – 22 units. The area ties into the transmission line and Benton's project which is up and running. We are planning to take a group to Fenner and educate more people. The Committee has done a wonderful job. The Town of Benton is excited as they move forward. The Committee will be slowing down during grape harvest season. We plan on having an informational meeting with the boards at the end of October. With their permission would like to answer questions, interact with people. During course of meeting participants will only be Town of Jerusalem residents and taxpayers. Not sure that you have to give non-residents the right to talk.

ADULT ENTERTAINMENT – Chairman B. Evans reported as of the last public meeting the Town Attorney has not reviewed.

ZONING REGULATION REVIEW – B. Evans has resigned. A. Toaspen has agreed to serve as chair of that committee and will meet August 9<sup>th</sup> @ 9 AM. N. Simmons questioned the meeting time and stated for the record that it was unacceptable that not one representative from the Agriculture Community was on a committee charged with establishing zoning policy. Chairman Evans stated that this committee had been in existence for over a year, and consists only of two members each from the Zoning and Planning Boards.

#### ADVISORY COMMITTEE -

L. Hopkins - Daryl Jones has made a minor change to proposed moratorium law - 6 mos. instead of 1 year.

N. Simmons questioned the moratorium on flag lots – no building permits for 6 months until it is under control.

L. Hopkins – the committee has been changed adding farmer Bob Morse. Jim is chair of the subcommittee feels they will be ready in 6 months. Justice position has a petition for referendum.

B. Payne had concern for Private Road Law that passed. Local Law says that the Town of Jerusalem will provide the private road sign. B. Payne has concern of cost to the town and cost to put the road sign up, also the legality of the Town purchasing for private individuals. What needs to be changed and hope for your recommendation of standardizing the private road signs to meet the Town of Jerusalem's specifications.

Town of Jerusalem Planning Board  
August 2, 2007

### NEW BUSINESS

The budget for next year was discussed. The committee of B. Pringle, M. Coriale and B. Evans reviewed suggestions of last months board meeting and agreed to request a salary of \$500. for each board member, which breaks down to \$41.66 per month. Our work load has significantly increased with all the zoning updates. This is the first year we have had input on the budget.

The request for school certification – it is necessary for each board member to turn in a copy to the Town Clerk.

### COMMUNICATION

B. Evans – The next subject is the Alconero's. You should have minutes of the meeting of the Alconero property. Stated for the record while there were four members of the board present, this was an on site educational/learning situation. There were no discussions of the situation between the four members present. The Alconero's were reminded that the Planning Board does not tell them what or where to do. The Planning Board reviews site plan. B. Evans has requested a write up of Paula Smith's comments.

### ADJOURNMENT

B. Pringle offered a motion to adjourn the meeting at 9:30 PM, seconded by D. Koop.  
Motion carried (6 Ayes, 0 Nays).

Respectfully submitted,

Diane Caves