

Approved

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

March 6, 2008

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Robert Evans, on Thursday March 6, 2008 at 7:00 p.m. The roll was called:

Present: R. Evans
E. Pinneo
M. Coriale
A. Toasperm
D. Koop
B. Pringle
D. Gridley

Others present: Tom and Susan Close, George Sproule, John Sciarabba, Kenneth Licht, Jim Fitzgibbons, Ed Seus, Michael Steppe and Neil Simmons.

APPROVAL/CORRECTION OF MINUTES

Three members of the Subdivision Committee retained Attorney Don Schneider to look at the subdivision draft. Upon D. Schneider's review, he gave some suggestions.

A motion was made by D. Koop and seconded by A. Toasperm to approve the February 7, 2008 minutes as corrected. (Ayes – 7 Nays – 0) Motion carried.

PUBLIC BUSINESS

OLD BUSINESS

This presentation was presented as a **CONCEPT** and as such as a refresher of the October 2007 presentation. George Sproule along with Attorney Kenneth Licht and Engineer John Sciarabba gave a second exploratory **concept** presentation of the proposed Harbor view Town home Project. They first presented this concept to the Planning Board at the October 4, 2007 meeting. Updating their proposed plans, they propose 11 condo 2 bedroom units (approximately 2200 square feet), plus one common area maintained by the Homeowners Association. Each unit will have parking for two cars. The individual single family residences in the approximate \$450,000.00 range, will be stone faced, and 2 stories in height. The parking elevation is estimated at 718 and the house elevation 725, an approximate 8' grade change. This will be a green project. Probably the Nesbitt house will be removed. A parcel of land across Rt 54A is under contract for the purpose of site for the septic system. They are looking to appeal to the empty nesters and retired folks. Maintenance will be taken care of by the Homeowners Association which will also regulate and sublet units. The current zoning does not allow Townhouses in the Town of Jerusalem. The project cannot proceed without code amendments enacted by the Town Board to (1) permit town homes as a use in the BSP District, and (2) address specific set back and coverage restrictions for townhouse projects.

COMMITTEE REPORTS:

WIND FARMS – Chairman N. Simmons reported the Committee cancelled their meeting because of the ice storm. The committee will get together next week to put together the details for the , March 27, 2008 public meeting at Jepson Hall, Keuka College with a start time of 7 PM. A letter will be sent out to property owners in the area of the township selected to allow such proposed wind farms. The agenda will be to bring people up to speed with the history of the committee's research, testimonials from nearby townships that are in the building phase of wind farm activity. Advertising will be the same as in the past, in the Lake to Lake bulletin, radio and The Chronicle Express.

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SLOPES – It was reported that the Town Board sent the Slope legislation to Atty Phil Bailey and the County Planning Board for their review. There was some confusion as to why this did not go in front of the Town Board. Ed Pinneo was asked to look into the matter.

ADULT ENTERTAINMENT – D. Koop made a motion to pass on the Adult Entertainment Draft Legislation on to the Town Board. E. Pinneo seconded the motion. (7-ayes, 0-nays). Motion Carried.

Chairman B. Evans reported that the committee reviewed Adult Business use study and potential secondary effects and made an addendum to the 2005 regulations.

M. Coriale made a motion to support the Addendum to the 2005 use study (Adult Entertainment). B. Pringle seconded the motion. (7-ayes, 0-nays).

ZONING REGULATION REVIEW – This committee is trying to reduce the number of variances granted. Their next meeting is 3/7/08. B. Comstock brings a list of concerns on zoning changes.

ADVISORY COMMITTEE

No report.

NEW BUSINESS

COMMUNICATION

Chairman B. Evans appointed a committee to look into the Wegman/Sproule Townhouse proposal. Chairman B. Evans asked that they make a decision if it will be appropriate for the area and that it is green. Question the number of Townhouses and plan for development that is coming. Branchport has not had a lot of residential. It was suggested to use incentive zoning code in the law. Chairman – A. Toaspern; D. Gridley, R. Rubin with the addition of one or two others as see fit. Chairman B. Evans asked that they communicate with the Supervisor and have the ability to bring in legal counsel.

Ed Suez made a suggestion to look beyond the Town of Jerusalem. Take a look through the Keuka Lake Association.

ADJOURN

A motion to adjourn the meeting at 9:30 PM was made by E. Pinneo and seconded by B. Pringle. MOTION CARRIED. (Ayes -7 Nays – 0).

Respectfully submitted,

Diane Caves