

TOWN OF JERUSALEM  
PLANNING BOARD MINUTES

February 5, 2009

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Tuesday February 5, 2009 at 7:00 p.m. The roll was called:

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

Others present: Tom and Susan Close, Douglas Nichols, Jerry Kernahan, George Sproule, Jim Crevelling, Jim Barden, Sandra Parker, Steven Trobe, Mr. Wegman.

APPROVAL/CORRECTION OF MINUTES

*A motion was made* by B. Pringle to approve the minutes of the January 6, 2009 meeting and E. Pinneo seconded the motion. (Ayes – 7, Nays – 0) Motion carried.

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. OLD BUSINESS

1. DOUGLAS NICHOLS: BOAT STORAGE ON RT. 54A

*A motion was made* by D. Koop and seconded by M. Coriale to approve planting of arborvitae along Rt. 54A where the culvert pipe planters are currently instead of the edge of the property line as approved in previous site plan. The culvert pipes will be removed and plantings in place by May 30, 2009. Final inspection and approval will be given by J. Phillips CEO with a letter to the Planning Board. (Ayes – 7, Nays – 0). Motion carried.

B. NEW BUSINESS

1. DOUGLAS NICHOLS: SPECIAL USE PERMIT

Doug Nichols presented his request for a Special Use Permit asking for a 20' area variance for his property located off Sid White Road, (tax map no 71.03-1-14). The Board answered the SEQR Part II as follows: Section A= 7 No; Section B=7 No, C.1. – Antifreeze is non toxic, biodegradable and approved by DEC; C.2. 6=No, 1= Yes – 1 D. Koop; Aesthetic; C.3.=7 No; C.4=7 Agree; C.5. No= 6, Yes=1 D. Koop; C.6.=7 No; C.7=7 No; D=7 No; E=7 No,

*A motion was made* by D. Gridley and seconded by A. Toasperm to approve the SEQR with a negative declaration. (Ayes – 7, Nays – 0). Motion carried.

*A motion was made* by B. Pringle and seconded by E. Pinneo to approve the Special Use Permit with the following stipulation: the cost of maintaining the private road will be proportionately divided among all the property owners. (Ayes –7, Nays – 0). Motion carried.

*A motion was made* by E. Pinneo and seconded by D. Gridley to recommend to pass on to the Zoning Board to accept the 20' variance and all outside storage is to be on the east side of the buildings. (Ayes = 4, Nays =3 A. Toasperm, D. Koop, M. Coriale). Motion carried.

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2. SANDRA PARKER: STEEP SLOPE APPLICATION #01-2009

Gerald Kernahan, P.E. Engineer and Architect Steven Trobe presented Sandra Parker's Steep Slope Application (Tax ID 96.58-1-7). The Storm water Pollution Prevention Plan Component Requirements were reviewed and was determined that coverage is not required. The Board answered the SEQR Part II as follows: A-No; B-No; C1-Potential for soil erosion. Mitigate – prior to construction the contractor will submit an engineered plan to Rick Ayers for approval as addressed in the Steep Slope Plan. C2=7 No; C3=7 No; C4=7No; C5=7 No, C6=7 No, C7=7 No, D=No, E=7No.

*A motion was made by E. Pinneo and seconded by B. Evans to approve the SEQR with a negative declaration. ( Ayes = 7, Nays= 0). Motion carried.*

*A motion was made by M. Coriale and seconded by E. Pinneo to recommend approval of the Steep Slope Permit to Sandra A Parker for construction of a new residence at 681 East Bluff Drive, Penn Yan, NY per Gerald Kernahan's plans. (Steep Slope Permit Project #2008-72 Dated 1/12/2009) Prior to construction the contractor shall submit an engineered plan consisting of material specs, placement of walls, tar macs, and construction sequence to Rick Ayers for his approval before construction begins. Ayes = 7, Nays= 0. Motion carried.*

THE PLANNING BOARD'S PUBLIC BUSINESS

A. OLD BUSINESS

1. COMMITTEE REPORTS:

A. WIND – No Report.

B. SLOPES- No Report.

C. ZONING REGULATION REVIEW – A. Toaspern reported the committee met on January 12<sup>th</sup> (see attached minutes). Townhouse Regulations Draft #3 dated Feb 2, 2009 was reviewed by the Planning Board.

*A motion was made by B. Pringle and seconded by D. Koop to approve Draft #3 dated Feb 2, 2009 revisions to the Town of Jerusalem Zoning Regulations on Townhouses in the Branchport Service Park district (5) and to pass on to the Town Board. (Ayes – 7, Nays – 0). Motion carried.*

Chairman B. Evans expressed an outstanding job to A. Toaspern and committee. It is a very time consuming task.

D. ADVISORY COMMITTEE – No Report.

E. KEUKA LAKE WATERSHED – D. Koop reported on Keuka Lake Watershed Protection Guide: Jerusalem was the first KLWPG presentation given on 1/29/09 by Peter Landre and Dawn Dawdle (Town of Wayne Supervisor). The Guide can be viewed online <http://gflpc.org/publications/Keuka/Plan/Draft/index.htm>. Each Town in the Watershed will be hosting a similar meeting. If you missed the Jerusalem meeting you are encouraged to attend one of the following meetings: Feb 12<sup>th</sup> at Penn Yan Town Hall @ 4 PM; Feb 17<sup>th</sup> at Wayne Town Hall at 7 PM; Feb 19<sup>th</sup> at Pultney Town Hall @ 7 PM; Barrington will be either Feb 10<sup>th</sup> or 24<sup>th</sup> at 4 PM; yet to be assigned: Milo, Urbana and Hammondsport.

2. PLANNING BOARD PRIORITIES:

Town Board Member Ray Stewart read an email from Charles Mitchell passing on Kathy Disbrow's compliment to the Town of Jerusalem Planning Board. (See Attached).

A. SUBDIVISION – T. Close reported on their progress. Their next meeting will be 2/16/09.

B. ZONING REVIEW COMMITTEE – Nothing additional.

C. AGRICULTURE PROTECTION AND THE RIGHT TO FARM: No report.

D. SENIOR AND AFFORDABLE HOUSING: No report.

E. CONSERVATION OF NATURAL RESOURCES & ALTERNATIVE ENERGIES SUBCOMMITTEE – D. Koop reported on the Conservation of Natural Resources/Renewable Energies subcommittee: Met on 1/27/09 and developed a mission statement. "The mission of the Conservation of Natural Resources and Renewable Energies Subcommittee is to assist the Town of Jerusalem in implementing the Conservation Strategies and Actions defined in the Town of Jerusalem's Comprehensive Plan. Our first action steps will be an updated Open Space Inventory and the creation of an Open Space Plan. Our mission is also to be a conservation and renewable energy education resource to help Jerusalem become environmentally and economically sustainable." The subcommittee respectfully requests a recommendation from the Planning Board to present this mission statement to Jerusalem's Town Board at the February Town Board meeting.

*A motion was made by M. Coriale and seconded by A. Toasperm to support this mission statement of the Conservation of Natural Resources/Renewable Energies Subcommittee and pass on to the Town Board. (Ayes – 7, Nays – 0). Motion carried.*

F. GRANTS – No report.

B. NEW BUSINESS

1. None

C. COMMUNICATIONS:

1. None

ADJOURNMENT

*Motion: A motion to adjourn the meeting at 9:15 PM was made by E. Pinneo and seconded by B. Pringle. (Ayes -7, Nays – 0). Motion Carried.*

Respectfully submitted,

Diane Caves

Attachments:

- Letter from Douglas Nichols to John Phillips, CEO
- Minutes of Zoning Regulations Review Subcommittee
- E-mail 2-4-09 Charles Mitchell communication