

Approved

TOWN OF JERUSALEM
ZONING BOARD OF APPEALS

January 10, 2013

The regular monthly meeting of the Town of Jerusalem Zoning Board of Appeals was called to order on Thursday, January 10th, 2013 at 7 pm by Vice-Chairman Jim Crevelling.

Roll Call:	Glenn Herbert	Excused
	Jim Crevelling	Present
	Ed Seus	Present
	Dwight Simpson	Present
	Jim Bird	Excused
	Earl Makatura	Present
	Rodgers Williams	Present

Others present : Max Parson/Town Bd.

A motion was made by J.Crevelling and seconded by E.Seus to approve the December Zoning Board minutes as written. The motion was carried unanimously (4-yes, 0-no) with D. Simpson abstaining because he was not at the December meeting.

COMMUNICATIONS:

There were no communications.

AREA VARIANCE/SPECIAL USE REVIEW:

There were no applications for review this month.

OTHER BUSINESS:

Vice-Chairman J.Crevelling stated that his committee that would be reviewing the Agricultural Residential Zone would be having their first meeting on Monday, January 21st at 4 pm.

This meeting is to be more of an organizational meeting to get everyone together to discuss the goals and a realistic time frame regarding the work to be done by this committee.

Committee members include: Lisa Saether, Mike Folts, Lynn Duryea, Max Parson, Ron Rubin, Dwight Simpson along with Vice-Chairman J.Crevelling.

He has already given the committee members some assignments and he noted that there are some even bigger challenges ahead for the committee members.

There is the Agricultural Residential Zoning District (Regulated by the Town), but there is also the New York State's

Agricultural District Laws (regulated by the State of New York) that must also be considered since they apply to Agricultural parcels that lie within the Town of Jerusalem as well.

Questions need to be asked with regards to whether we keep the Ag-Res zone as it is or should there be some thought given to dividing this into separate districts. Land areas that are being used strictly for farming might be classified under one type of Ag Farm district and the rest of the areas that aren't actually being farmed could continue to be classified as the Ag Res district or something similar.

J.Crevelling also mentioned that at the last Town Board meeting there was a discussion regarding lot coverage. There are six different zoning districts and the definitions of lot coverage varies differs from district to district and the amount of lot coverage also varies.

There was some discussion about the lot size for the Ag Residential Zone which is one acre, however, this cannot include the road right-of-way, and most deeds read to the center of the road. Therefore, to have a conforming lot for building purposes, one needs to have more than an acre. It was noted that perhaps the review committee should consider a change to definitions and wording in the ordinance with regards to what this acre is. This has been discussed in the past and there was discussion with the Town Attorney about calling this a deeded lot. Board member E.Seus stated that perhaps it could be called a grand acre, and then define what a grand acre is in the definitions.

J.Crevelling stated that Ag & Markets promotes Agricultural Businesses while the Town is looking more closely at location of these businesses, how close are these businesses to lot lines, to the road, etc., and what effect will there be on the neighbors, etc.

It was also noted that in our zoning ordinance, the principal building on a lot in any zone in most cases is the dwelling. There are times that someone may first want to build what would be considered an accessory structure first. The ordinance does not make clear provision for this and is something the committee may need to consider as part of their review especially for farmers who may only want to have a barn on a piece of property that they own.

There was a question about whether or not the Town Board had approved credit hours for in-house training for zoning board members. Town Board Member M.Parson stated that he thought that it had gone to the Town Board and what they were looking for was a description of what the actual training was going to be. A format of the course, i.e. a specific description of what will be covered, and presented to the Town Board for approval for training credits for Zoning Board members.

J.Crevelling and D.Simpson stated that maybe this could be discussed at the February Zoning Board meeting, drawn up and submitted to the Town Board.

J.Crevelling stated that there was also going to be an upcoming Land Use Training at the Yates County Bldg. offering 3 hours of credit on March 25th, 2013 at 5 pm. There is a five dollar pre-registration fee and sign-up with YC Planning Office @ 536-5153 for anyone interested.

There being no further business, a motion was made by J.Crevelling and seconded by R.Williams to adjourn the meeting. The motion was carried unanimously (5-yes, 0-no). The meeting was adjourned at 7:45 pm.

Respectfully submitted,

Elaine Nesbit/Secretary

