

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

December 5, 2013

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, December 5, 2013, and called to order at 7:00 pm by Chairman Ron Rubin.

Roll Call:	Ron Rubin	Present
	Jen Gruschow	Absent
	Dave Owens	Present
	Art Carcone	Present
	Jack Wheeler	Present
	Ed Pinneo	Present
	Donna Gridley	Present

Others Present: Dolores Lang; Leonard Lang; Mark Lang; Debby Morlok; Rick Morlok; Floyd Bucky Lane; Mitch Leman; Mike Steppe, Town Board & Ashley Williamson, Recording Secretary.

Minutes: In the first sentence put “the original plan was for a driveway”. Remove “Carcone said that was the approval for the subdivision.

A motion was made by Pinneo to approve the minutes of the November 2013 meeting with the corrections. Seconded by Carcone. All were in favor.

Applications: Lang & Morlok at 4967 East Bluff Drive. Open Development Application

Rubin stated the board did receive a revised survey and the major changes to the plan were the Private Road was reduced to the section off of East Bluff Drive and the grinder pump would have an additional wall put around for protection. Based on the new survey the section as the Private Road stays within the grade requirements of 8% and the rest of it is the driveway. The way it was before the drive was steep and did not meet the Private Road requirements, by doing it this way they meet the Private Road criteria. Rubin stated if the final overall grade will be less than 15% then a Steep Slope would not be required. There was a general discussion about the Steep Slopes. The driveway has about a 50ft section that is at 16% grade. Phillips

The Planning Board recommends to the Town Board the creation of an Open Development Area (NYS Town law 280-A) as described in the **Site Plan dated 10/18/13 and revised 11/27/13** for the property on 4967 East Bluff Dr. Subject to the following conditions:

- 1) Town of Jerusalem Building Permit- N/A
- 2) Property Owners Agreement regarding Maintenance and Repair of the Private Road- N/A

3) Letter from the Branchport/Keuka Park Fire District, regarding Fire safety, this to include assignment of a Fire Number. John Phillips, CEO, will talk to the Fire Department. The Town Highway Department and Town Water and Sewer Department must review revised site plan prior to any further construction.

4) Construction sequence and timing of completion of all improvements, to be submitted no later than the first Pre-construction meeting. N/A

5) Pre construction meeting(s), a minimum of one meeting to be held “on-site”, to be attended by, but not limited to, Developer, Engineer, Yates County Soil and Water, Town Highway Department, YC Highway Department, Town CEO, Town Water and Sewer, Planning Board member. N/A

6) Conditions as stated in letters dated Nov. 5th & Dec. 3rd, 2013, from YC Soil and Water Conservation District, including:

- a) Issuance of NYS storm water permit , if applicable
- b) Evidence that the site contractor has completed a NYS storm water training course, if applicable.
- c) Inspections by a certified professional once every 7 days during the project, with the weekly inspection reports kept on site for review, if applicable

7) 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.

8) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.

9) Any other permits and/or final certifications currently required by Federal, State or local agencies in conjunction with this type of Project.

10) Any other conditions as stated in Chapter 93 Article II of the Town Code regarding Private Roads.

11) It is the Planning Board’s understanding that the overall final grade will not exceed 15%. Therefore a Steep Slopes permit/application is not required.

Motion made by Rubin seconded by Pinneo dated 12/5/13

All were in favor. Art Carcone abstained. Jennifer Gruschow was absent.

Committee Reports:

- a. Zoning Review Sub Committee (Reviewing Ag-Res. Zone) – Jim Crevelling/Chairman – No Report.
- b. Agriculture Protection & the Right To Farm (Donna Gridley/Chair) - No Report
- c. TOJ Conservation of Natural Resources & Renewable Energy (Deb Koop/Chair) – No Report.
- d. Keuka Lake Watershed (Deb Koop, Chair) – No Report.
- e. Branchport Hamlet – Jen Gruschow/Chair – No Report.
- f. Signs –Art Carcone/Chair – No Report.
- g. Town Board liaison – Mike Steppe-

New Business: None.

Old Business: None.

Announcements: None.

Adjournment: At 7:45pm Donna made a motion to adjourn the meeting, seconded by Carcone.