

TOWN OF JERUSALEM  
PLANNING BOARD MINUTES

March 6, 2014

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, March 6, 2014, and called to order at 7:00 pm by Vice Chair Jen Gruschow.

<b><u>Roll Call:</u></b>	Ron Rubin	Excused
	Jen Gruschow	Present
	Art Carcone	Present
	Jack Wheeler	Present
	Ed Pinneo	Present
	Donna Gridley	Present

**Others Present:** Jerry Kernahan, John Manley, Tim Cutler, Ashley Williamson, Recording Secretary.

**Minutes:**

A motion was made by Carcone to approve the minutes of the February 2014 meeting. The motion was seconded by Wheeler. All were in favor.

**Applications:**

Mr. & Mrs. Keith & Michelle Williams at 11125 East Bluff Drive, Steep Slope Application 01-2014.

Pinneo met with Rick Ayers and a letter from Rick was given to the board members. The first concern was the silt fence. Pinneo stated that the silt fence could be in the swale before its built but not after. Jerry Kernahan said he sent the neighbors a letter about putting the silt fence along the property line, and asking about hooking into their existing 36 inch pipe line. As of right now the water drains on the neighbor's property because it is an open channel flow. Kernahan felt they did not have a good erosion control measure, and this would help. The drainage comes down the William's property and drains onto the neighbors properties (The Moss's). They would like to create a closed system, but whether they put in a closed system or leave it as an open system the flow will still go onto the Moss's property. If the William's do not receive an agreement from the Moss's then they would redesign the plans. The issue is the neighbors, the Moss's, have not responded to Kernahan's letter. The intent is to spread the fill around the property and if there is extra unwanted fill than the Highway Department should be contacted. VanScooter is the company that will be designing and installing the retaining wall. Rick Ayers has not seen the engineered stamped drawings for the retaining wall. Kernahan does not design the uni-lock block material, which is what the Williams want, so the stamp

drawings need to come from VanScooter. Kernahan said he would inspect the installation of the retaining wall as long as there is an approved stamped plan. If the Williams decide to not use VanScooter for the retaining wall then Kernahan will do the design. Pinneo stated the biggest issues are the agreement with the neighbors and the plans from VanScooter. Kernahan stated both issues would be resolved. If they receive an agreement letter from the neighbors than the plan will continue as drawn, if not then the plans will be redone. Kernahan said Rick Ayers will receive a retaining wall plan whether it's from VanScooter or himself. Gridley's main concern was the runoff and not hearing back from the neighbors. Pinneo said if the neighbors okay's the splash guard at the bottom, than that will help. Carcone and Wheeler both agreed as long as the neighbors are okay with the plan and everything is approved by Rick Ayers then they feel okay with the plan.

Gruschow made a motion, seconded by Pinneo, to recommend the SEQR based on the information provided and supporting documentation that this proposal will not result in any significant adverse environmental impact. All were in favor.

Pinneo made a motion, seconded by Wheeler, to approve the Steep Slopes Application #01-2014 subject to the following conditions:

- 1) Yates County Soil and Water has reviewed the erosion control plan. Any conditions as dictated by YCSW to be included.
- 2) Site Boundaries and high water mark must be clearly marked
- 3) On site- Pre construction meeting with Engineer, TOJ CEO, Highway Superintendent, Representative from YCSW, Representative from KP Sewer & Water, details of the proper installation and maintenance of the silt fence needs to be provided to the contractor
- 4) Identify Staging Area for removal of debris. Discuss plan with Highway Superintendent. The contractor must prevent tracking of soil from the site and provide for daily clean-up of any material deposited in the public road.
- 5) Establish sediment and erosion measure per final approved erosion control plan.
- 6) If topsoil from the construction site is to be saved on site and re-used, the location should be marked on the plan and the down slope protected by silt fence.
- 7) Seed, mulch and water bare ground within 48 hours after construction.
- 8) Remove all construction debris, temporary sentiment and control measures when satisfactory stabilization has occurred and vegetation is established.
- 9) The retaining wall needs to have an engineer stamped design submitted to and approved by Rick Ayers.
- 10) Written decision from the neighbors is needed, either permission to allow the water drainage on their property or if no permission is granted the plans need to be reworked and resent to Rick Ayers for his approval.
- 11) 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.

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

All were in favor.

Mr. & Mrs. Brian & Jennifer Gruschow at 2607 Italy Friend Road, Site Plan Review & Special Use application #1029 for a tool sharpening business.

Gruschow excused herself to explain her application. Gruschow gave a brief history of their business. The business is currently part time and they would like to now make it a full time. A few people came to the Zoning Board meeting in February; one was concerned about the noise because of the dog kennel already in the area. The noise is contained in the shop however the hour's operation would improve the chance of noise because of it becoming a full time Monday-Friday 8am-5pm. Gruschow stated that three neighbors called them to say congratulations. Traffic will not be an issue most customers ship via UPS. If a customer does drop off tools there is plenty a room for them to turn around. They do not have any intent of putting up a sign at the moment. If they ever did expand they would build another pole barn on the side field, which would not be visible from the road. The machines they have are cooled by oil coolant which is filtered and recycled, they have only fully recycled their oil once in the almost 4 years they have had the business. The 55 gallon drum comes from the manufacture company and then it goes back to them.

Carcone made a motion, seconded by Pinneo, to recommend the SEQR based on the information provided and supporting documentation that this proposal will not result in any significant adverse environmental impact. All were in favor. Gruschow abstained.

Carcone made a motion, seconded by Wheeler, to approve the site plan. The following concerns have all been addressed and met.

- A. Compatibility of the proposed use with neighboring uses.
- B. Safe and appropriate movement of vehicles and pedestrians onto and off of the site.
- C. Adequacy of the systems for general safety and the suppression of fires.
- D. Suitability of landscaping, buffering, lighting and, hours of operation.
- E. Adequacy of drainage systems.
- F. Suitability of signage.
- G. Appropriateness of architectural design and treatment considering the neighboring structures.

All were in favor. Gruschow abstained.

### **New Business:**

John Manley & Tim Culter introduced themselves; they are both interested in the vacant seat for the planning board.

### **Committee Reports:**

- a. Zoning Review Sub Committee (Reviewing Ag-Res. Zone) – Jim Crevelling/Chairman – No Report- Jen will send an email to have Jim keep the board up to date.
- b. Agriculture Advisory Committee (Donna Gridley/Chair) - Went to Albany. Farm's Market is doing okay for winter; hopefully the construction for the parking and building will be done soon.
- c. TOJ Conservation of Natural Resources & Renewable Energy (Deb Koop/Chair) – No Report, will have one next month.
- d. Keuka Lake Watershed (Deb Koop, Chair) – No Report, will have one next month.
- e. Branchport Hamlet – Jen Gruschow/Chair – The town board approved consulting services to do the façade guidelines, which will allow the committee to apply for grant funding. Also started looking at design ideas for the 'Welcome to Branchport' signs. DOT funding has been announced, it's a \$250,000 project but with a 20% contribution from the Town. The hope would be to run sidewalks to the fire hall and fill in the ditch.
- f. Signs –Art Carcone/Chair – Reopened in the spring.
- g. Comprehensive Plan Review Committee – No Report.
- h. Town Board liaison – Mike Steppe- Excused, No report.

**Old Business:** None.

**Announcements:** None.

**Adjournment:** At 8:40pm Pinneo made a motion to adjourn the meeting, seconded by Gridley.