

TOWN OF JERUSALEM
DRAFT
PLANNING BOARD MINUTES

February 7, 2019

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, February 7, 2019 and called to order with the Pledge to the Flag at 7:00pm by Chairman Tim Cutler.

<u>Roll call:</u>	Tim Cutler	Present
	John Wheeler	Present
	Donna Gridley	Present
	Ron Rubin	Present
	Paul Zorovich	Present
	Georgann Farrell	Present
	Kerry Hanley	Present

Others Present: D. Jones/TB Liaison, Bruce Lyon, Sara Lyon and David Smith.

Minutes:

January 3, 2019

A motion was made by D. Gridley to approve the minutes of the January meeting. The motion was seconded by J. Wheeler and approved. All were in favor

Modifications to Agenda:

-None

Public Presentation:

a) Sketch Plan review/discussion for Lyon/Smith Brewing alternatives at 2597 Assembly Ave., Jerusalem

Due to the severe foundation issues LyonSmith are unable to use the existing foundation but they would like to use the existing blueprint and architect's plan. While looking at alternative ideas they made it a priority to shield parking spaces from view on Rt. 54A.

LyonSmith put together 3 options:

Alternative #1 – The original Site Plan which includes 3.5 parking spaces between the building and Rt. 54A.

Alternative #2 – The Site Plan is similar to Alt. #1 but the building would be flipped which would result in fewer parking spaces being visible from Rt. 54A.

Alternative #3 – All the parking spaces would be to the left of the building on the opposite end of the lot, but this does not allow enough parking spaces to serve the business. The majority of the building would be blocked from sight on Rt. 54A.

Planning Board members expressed concern for:

- the safety of the entrance at the 4 corners
- the smallness of the lot
- adherence to the Rte. 54A Scenic Overlay guidelines

Planning Board members stressed that they don't want LyonSmith to have to spend more money than necessary on new architectural plans, but the consensus was that Alternative #2 was the best of the 3. Alternative #2 has a better line of sight for turning cars and displays the spirit of the Scenic Overlay.

LyonSmith needs to come back with a new Site Plan for Alternative #2 from Bill Grove that follows code in reference to the Scenic Overlay and there will need to be a new SEQR review.

New Business:

- None

Old Business:

- None

Committee Reports:

- A. Agriculture Advisory Committee (D. Gridley – Chair) If a conflict arises in the future, the Committee will get together as necessary.
- B. Comprehensive Plan Review Committee (T. Cutler) Intend to get survey out in the spring to year-round and seasonal residents. There will be a series of workshops to gain additional input. The completed report is expected in 2020.
- C. Town Board Liaison (D. Jones/J. Sisson) No Report

Announcements:

R. Rubin will not be at the March PB Meeting.

Adjournment:

At 7:50pm P. Zorovich made a motion to adjourn the meeting. It was seconded by D. Gridley.
All were in favor.

Respectfully Submitted,
Janet Micnerski/Recording Secretary