

Town of Jerusalem
Planning Board Meeting Minutes
2-2-23 @ 7:00 PM

The Town of Jerusalem Planning Board meeting was called to order @ 7:00 pm with the Pledge to the Flag.

Roll Call:

Tim Cutler

Mike Hiller

John Kriese

Paul Zorovich

Sam Priem

Ron Rubin - Excused

Robin Johnson - Excused

Others present: Ron Stanley (Engineer for Underwood), Jim Bird, Steve Schmidt (ZBA), Wendall Weaver (Applicant), Danie Underwood (Applicant), Sarah Purdy,

Modifications to Agenda: None

Minutes Approved: Motion to approve 1/5/2023 minutes by Mike Hiller and seconded by John Kriese. Motion carried.

Public Presentations to the Planning Board:

- a.) Site Plan Review Application 1-2023, Request for Special Use Permit for Kennel at 2209 Sutton Road.

Mr Weaver reviewed his narrative for the kennel and his checklist, manure management plan, Veterinary Care Plan and Ag & Markets certification. He also reviewed his site layout and design for the kennel. The board review SEQR part 2, line-by-line. John Kriese moved for a negative declaration seconded by Sam Priem. Motion carried by all 5 members present.

John Kriese moved to approve Mr Weaver's application, seconded by Mike Hiller. All in favor and application was approved.

- b.) Site Plan Review Steep Slope Application 2-2023, Construct new lake home and garage of undeveloped property at 10059 East Bluff Drive.

Mr Ron Stanley presented the site plan and wastewater management plan. Septic approval is awaiting NYS DOH review. Leach field will be on the property to the west side of the road. Plans were very thorough with few questions from the board.

SEQR Part 2 was reviewed, line by line. Paul Zorovich moved for a negative declaration seconded by Sam Priem. The chair reviewed the Steep Slope Conditions (attached). John Kriese moved to approve the application with conditions and motion was seconded by Sam Priem. All in favor – application approved.

The TOJ Planning Board grants approval of the **Steep Slope Application # 2-2023 Underwood (dated 2-2-2023)** subject to the following conditions:

- 1) Yates County Soil and Water has reviewed the final site and erosion control plan. Any conditions as dictated by YCSW to be included in plan.
- 2) Site boundaries and high water must be clearly marked.
- 3) Septic Approval must be obtained by NYSDOH or their agent prior to any excavation.
- 4) On site – Preconstruction meeting must be held prior to any work on the site with Engineer, TOJ CEO, Rep from TOJ Highway Department, Rep from YC Soil & Water, TOJ Planning Board Chair or alternate representative, and contractor (both general and excavation contractors).
- 5) Details of the proper installation and maintenance of the silt fence needs to be provided to the contractor.
- 6) Identify Staging Area for removal of debris. Discuss plan for removal of fill and location of such 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.
- 7) Establish sediment and erosion control measures per final approved erosion control plan.
- 8) Concrete truck cleanout shall follow the EPA's Guidelines for stormwater best management practice for concrete washout. No wet concrete shall be deposited within 50 feet of any watercourse or water body.
- 9) If any 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.
- 10) Seed, mulch, and water bare ground as soon as practical after construction.
- 11) Remove all construction debris, temporary sediment control measures when satisfactory stabilization has occurred, and vegetation is established.
- 12) 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.
- 13) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.

Construction Sequence:

1. Obtain site plan approval and applicable permits.
2. **Conduct pre-construction meeting on site.**
3. Flag the work limits.
4. Install silt fences and other erosion control measures on locations shown on site plan.
5. Fence off any areas that are not to be disturbed.
6. Install temporary stabilized construction entrance.
7. Clear and grub trees as required.
8. Rough Grade site.
9. Finish all proposed slopes on the property and soon as rough grading is complete. Leave surfaces slightly rough, vegetate and mulch immediately.
10. Construct house.
11. Final grade site.
12. Remove temporary construction entrance and restore disturbed areas.
13. Complete landscaping per site plan and note.
14. After stabilization of the site with permanent vegetation on all disturbed areas, remove temporary erosion control measures.

New Business: no new business

Sarah Purdy and Jim Bird discussed briefly the workshop planned for the Town Boards (Town, Planning and Zoning) in March.

Motion to adjourn meeting made by Paul Zorovich and seconded by Sam Priem. @ 7:45 pm

Respectfully submitted,

Tim Cutler