

Town of Bristol  
Planning Board Meeting  
April 5, 2021

**Members Present:** Karen Ellmore, Joann Rogers, Justin Steinbach, Patti Giordano, Bob Stryker, and Secretary Sandra Riker

**Others Present:** A J Magnan, and Jennifer VanHouten

Minutes: The Minutes of March 16<sup>th</sup> will be reviewed at the next joint meeting of the PB & ZBA on May 18<sup>th</sup> when they continue their work on Solar Battery Storage regulations.

**Minor Subdivision of Lands belonging to Robert & Linda Green at 6557 County Road 32:**

Chairwoman Ellmore was concerned because there was no representative for the Greens at the meeting. Board member Giordano advised her this was not unusual if they applicant felt that their application was sufficient for review by the Board, so the Planning Board should proceed on the application presented and if there were questions raised that needed to be address the Board could table the application until such time to allow the applicant to attend the meeting.

Upon review by the Code Officer on February 16, 2021 he made the following zoning determination:

PROJECT DESCRIPTION: - Applicant proposes to divide existing 66.8-acre lot into three lots. o Lot #1 (remaining lot w/dwelling – 6557 County Road 32) = 56.8 acres +/- o Lot #1A = 5.005 acres o Lot #1B = 5.026 acres

DETERMINATION: - All proposed lots are of sufficient area and dimension to meet minimum requirements for zoning and building purposes.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR: - This application is required to be reviewed by the Ontario County Planning Board. Project involves multiple lot subdivision. Subdivision is within 500ft. of adjacent municipality (Town of Canandaigua).

REFERRAL TO PLANNING BOARD FOR: - Planning Board has the authority to approve or disapprove Minor Subdivisions. CODE SECTIONS: Zoning Ordinance 0 Local Law #3 of 2011 - Article Nineteen - Section 1B

Chairwoman Ellmore mentioned she questioned the comment raised by OCPB noting- “there is a stream corridor and associated floodplain along the northern property line at the east end of the site; “but does not see it reflected on the survey map. There were no further comments from the Board.

The Public Hearing was opened. Adjacent landowner A J Magnan said he could provide information about the stream corridor going on to say that it should not affect the parcels being subdivided but it does run through the parcel previously divided off in 2015 from the Green parcel. The direction of the intermittent stream continues onto lands previously owned by Steve VanDeWater on East Hollow Road and continues through a culvert under East Hollow continuing through Dave Parson property and on into Canandaigua. It is normally nothing more than a puddle unless weather conditions arise to make it more active.

Board Member Stryker said he noted grammar errors in the Right to Farm Note and felt they should be corrected before final approval. He went on to say he was fine with the subdivision but perhaps a little more detail should have been provided on the map.

Chairwoman Ellmore closed the public hearing.

***SEQRA was reviewed with the result in a motion made by Patti Giordano to declare it a Negative Declaration with a second made by Justin Steinbach. All Board members agreed.***

***A motion for subdivision approval of the lands belonging to Robert and Linda Green of the 66.8 acres at 6557 Co Rd 32 into a parent parcel a/k/a as Lot 1 with the house and pond of 56.8 acres+/-; Lot 1A being 5.005 acres; and Lot 1B being 5.026 acres on the condition the necessary grammar corrections are made to the Right to Farm Note on the map. The motion was made by Justin Steinbach with a second by Patti Giordano. All Board members agreed.***

The Secretary said she would notify Mr. Green and his Surveyor Jeremy Years of the necessary changes to be made and ask Mr. Years to provide a new mylar and 3 paper copies reflecting the changes so the final map can be signed by Chairwoman Ellmore so they can be filed at the County Clerk's office.

#### **Other Business:**

**LL 1 of 2021** Updated and amended Solar Law of 2020 and 2017 approved by the Town Board and will be posted to newly approved Ecode 360 site under Ecode/BR4013 and will be linked to the Town Webpage both current and new addition.

The Town Board was very appreciative of all the good work provided by the Planning, ZBA, Code Officer and Secretary Riker to get these Laws in place.

**Updated Webpage** is ready for formatting, both Sandra Riker and Ian Cassperson (IC9Design) will work to move the data from the current webpage into a user-friendly format on the new page. This will take a little time to accomplish!

**Appointments to the "New Ordinance Committee"** were discussed at the last Town Board meeting they will include Patti Giordano, Justin Steinbach, Marty Snyder, Chris Jensen, Sandra Riker, Dave Parsons representing the Town Board and farming community. It was suggested we should invite someone from the Business community as well. The purpose of the Ordinance Committee will be to look at zoning, flood plains and subdivision regulations to see if they are compatible with current times or if they need to be readdressed. Chairwoman Ellmore suggested that along with that a periodic look at all Ordinances to make sure they are up to date as well. After the Ordinance Committee does its work, they will make recommendations to the Planning and Town Board for their attention. Somewhere in their Attorney Kenyon will be asked to look at the work to make sure it is accurate and appropriate.

#### **Code Office Report:**

- 8 new permits-including a new home at 6550 Co Rd 32
- 2 inspections (I feel that number is low)
- 4 completions
- Monthly valuation is \$239,045.00.
- Violations
  - Baptist Hill- David Hou of Boylan and Code representing the Town met with Judge Reed who gave him the okay to write up a proposal on how this ongoing problem could be rectified. Attorney Hou shared this with the homeowners Attorney giving them to July 31<sup>st</sup> to address the issues.
  - St Rt 64 at the corner of Co Rd 2 clean up is not resolved and will need to be readdressed.
  - St Rt 64 in Bristol Center-barn taken down and clean up of remaining debris is going forward.
  - There are other hot spots in the town that need addressing as well.

Respectfully submitted,

*Sandra Riker*

Town of Bristol  
Planning and Zoning Board Secretary

May 18, 2021 a motion was made by Patti Giordano with a second by Joann Rogers to accept the minutes as written. All Board members approved.