

Town of Bristol
Planning Board
Minutes
January 8, 2013

Members Present: Chairman Nate Harvey, Joann Rogers, Bob Stryker
Members Excused: Bob Raeman, Bob Drayn

Others Present: Steve Richards, Julie Woloson, Eivind Rynning, and Fran Morgante

Meeting was opened at 7 pm with the Pledge of Allegiance

Richards Preliminary Site Plan: The Board looked at the Preliminary Site Plan presented by Steve Richards. They observed there were several questions that had not been addressed and noted Mr. Richards as saying there would be changes to the Plan that is being presented this evening. For instance instead of the peat system for waste water treatment previously proposed is no longer on this drawing and instead he is now proposing a traffic load wastewater holding tank with high water alarms. He said he had spoken with Sheryl Robbins, Public Health Engineer at the NYS Dept. of Health, the Geneva office, and she advised this would be acceptable because of the limited space involved and that was what the previous food service business had used there as well. The Board said that was well and good but before the Final Site Plan approval there would need to be something in writing with regard to the approval by the D.O.H. and inspection by the Ontario County Soil and Water Conservation District per Cheryl Robbins, Engineer for the Department of Health.

They advised him that grease trap placement and design would also need to be included.

Richards advised the Board the proposed vertical geothermal well would not be used for heating but he would be going with a high efficiency gas boiler to heat the building. The Board said this information as well needs to be on the final drawing.

He mentioned at the last meeting he was thinking of paving the area but now is considering just gravel. This is an another area that needs to be buttoned up along with where the storm water runoff would go, not only from the building but from the storm sewer that is above his property on County Road 32.

The Code Enforcement Officer needs to help Ms. Woloson, the tenant, with what permits and requirements she would need to address for the Special Use Permit will be reviewed by the ZBA, that meeting will be in February because the deadline for the January meeting was missed. The Board advised Mr. Richards he could present a Final Site Plan to the Planning Board at their March 4th meeting if all the criteria for Site Plan Review have been addressed. The Chairman and secretary will put together a list of all things needed for the final site plan process to run smoothly. (This was sent to Martin McMillan (representing Steve Richards) on January 14th and to Steve Richards on January 15th.)

Minutes: December 3, 2012: The following correction needs to be made under the McGuire Site Plan. Under Waste Disposal: It should read "The septic has been reviewed by the Ontario County Soil and Water, and approved as it is 1000 gallon tank capacity with 200' of leach lines." The second correction is "Ontario County Soil and Water Conservation District" made no warranties as to how long this system would operate correctly." It was also requested that future minutes reflect the same in their title. A motion was made by Joann Rogers to accept the minutes with the above revisions. This was seconded by Bob Stryker and all present agreed.

Expansion of home occupation:

Fran Morgante reminded the Board that the Town Board recommended to them back in November to look at the expansion of home occupations keeping the guidelines of the Comprehensive Plan in mind. She wanted to know if the Board had an opportunity to work on the possible changes. They have had preliminary discussions and it will be included on the February agenda.

The possibility of a Temporary Use Permit was suggested in order for Fran to host a party in her barn. Keeping with the current definition of home occupation and the size limitation of 750 square feet for an accessory structure, perhaps she could just rent out that much of the barn and if the Temporary Use Permit worked out the Board could look at expanding the square footage requirement. The Board asked the Secretary to contact the Town Attorney for an opinion regarding the size limitation of 750 square feet, does that mean the overall size of the building cannot exceed 750 square feet or only a portion of a larger building not to exceed 750 square feet could be used?

The Board reminded Fran that she would need a liability rider for her insurance for such events. All parking must be off road and Fran advised the caterer would be responsible for acquiring portable bathrooms, and any other permits involving food and beverages.

Perhaps in this way Fran could try this venue and if it works out with no issues it could possibly be expanded and open an area for other residents to be able to use their accessory building for similar home occupations.

Other zoning regulations: Noting the hour the Board chose to postpone addressing possible changes to other areas of the zoning regulations.

The meeting was adjourned,

Respectfully submitted,

Sandra Riker

Town of Bristol
Planning Board Secretary