

# Town of Bristol

## *Planning Board*

Minutes of May 4, 2015

**Members Present:** Chairwoman Patti Giordano, Bob Raeman, Bob Drayn, Bob Stryker, Joann Rogers, and Secretary Sandra Riker

**Others Present:** Stephen VandeWater, Rocco Venezia

**Minutes:** The minutes of March 2, 2015 were reviewed and the following corrections were made:

- Under title Site Plan Changes the word **Changes** is corrected to read **Change**
- Under the definition for Religious Use: Includes churches, chapels, cathedrals, temples, and similar **designations**, the word designations is corrected to the word **use**

The minutes were then approved with a motion by Bob Raeman and a second by Bob Drayn. All Board members agreed.

### **VandeWater Minor Subdivision:**

A notice had been placed in the Messenger Post Now newspaper on April 27, 2015 to reflect a public hearing to be held for the one lot subdivision on East Hollow Road, tax map # 124.00-2-11.110 of lands belonging to Stephen and Susan VandeWater. The public hearing was opened by the Chairwoman and noted that there was no one present to speak but a letter of opposition was received by the Secretary on May 4<sup>th</sup>. The comments were read and noted by the Board and Secretary. The public hearing was then closed.

Mr. VandeWater and Rocco Venezia presented the subdivision map to the Board and explained that the driveway for the proposed house shown on the original subdivision map had been rejected by the Town of Bristol Highway superintendent, Ron Wilson due its proximity to the poor line of sight from the curve in East Hollow Road. The Superintendent said he would approve a driveway being placed 208' +/- to the west of the proposed driveway to allow for better site distance and considered it a safer location for the driveway. Mr. Venezia said he would remove the proposed house and driveway from the final subdivision map. The Board said that was fine but the driveway, house placement, septic, well, etc. would need to be shown on the Site Plan that would accompany the building permit application for Mr. VandeWater's new home.

There were no further questions from the Board.

SEQRA was reviewed and all questions under Part 2-Impact Assessment were answered to reflect no environmental impact would occur as a result of this subdivision being granted. The Chairwoman then declared a Negative Declaration.

A motion was made by Bob Raeman with a second by Bob Drayn that the proposed action will not result in any significant adverse environmental impacts. All Board members agree.

***A motion was also made by Bob Raeman with a second by Bob Drayn that the Planning Board of the Town of Bristol should grant the subdivision requested by Stephen and Susan VandeWater for lands belonging to them on East Hollow Road under tax map #124.00-2-11.110 to create two parcels; one being 7.887 acres +/- in size and the remaining 66.066 acres to be retained by Stephen and Susan VandeWater for their use. The stipulation to this approval is that the surveyor will remove the "proposed house" and "drive" from the final subdivision map but the approved driveway location along with the other required features will be shown on the Site Plan created by a licensed architect, engineer, and or surveyor. The Site Plan will accompany the building permit application and will be reviewed and approved by the Code Enforcement Officer prior to a building permit being issued. All Board members agreed.***

**Site Plan:** The change for the Site Plan review to include the Planning Board in all one and two family dwellings was presented to the Town Board in March. The change was suggested by both the Planning Board and the Code Enforcement Officer. The Town Board did not feel the change was needed at this time as it would require an additional time constraint for the applicant before a final approval with regard to a Building Permit being issued. The Planning Board is awaiting official notification from the Town Board that they do not want any changes to the current Site Plan Review.

Other Business:

Steep Slopes

The Board raised questions with regard to the Soil Erosion and Sediment Control Application as follows:

- Note 1 states: All projects submitted shall detail topography at 10' (ten foot) intervals within 50' (fifty) of the proposed development. *In the Site Plan Approval Review & application it states that a map of site topography at no more than five-foot contour intervals. If the site has susceptibility to erosion, flooding, or ponding contour intervals of not more than 2 (two) feet of elevation should also be provided.* Which is correct?
- Note 2 States: All projects submitted shall detail the method of erosion control with sediment control plan from a licensed NYS professional. *The question here is-should it state that all projects subject to steep slope regulations shall detail the method of erosion, etc. or is this required no matter the size of the project? We do not specify a threshold in acreage of disturbance only in percentage of slope.*
- Note 3 States: Reminder: top-soil is not to be removed from development site. Is this consistent with Article Six-Provisions applicable to all use districts, Section III of the Zoning Regulations: No person shall strip, excavate or otherwise remove topsoil for sale or other use other than on the premises from which taken, except in connection with the construction or alteration of a building on said premises and excavating or grading incidental thereto?

**Timber Harvest-basic or full permit**

The Board feels that the current Timber Harvest Regulations as written describe the difference between whether a basic or full permit is necessary. If the area to be harvested does not have

slopes exceeding 15% for more than 200 feet and no streams are present in or contiguous to the harvest area, a basic permit is adequate. If it is determined that the above limits are exceeded a full permit should be required regardless of the number of trees involved.

**CEO Report:**

The CEO report was shared with the Board.

A motion was made by the Chairwoman to adjourn the meeting.

Respectfully submitted

*Sandra Riker*

Town of Bristol

Planning Secretary

On June 1<sup>st</sup>, the Planning Board requested that they would like the minutes amended to read they are awaiting official notification from the Town Board regarding no changes to the current Site Plan Review process. With this addition the minutes were approved by Bob Drayn and a second by Bob Stryker. Rogers aye, Giordano aye, Stryker aye, Drayn aye and Raeman was not present at the meeting.