

# **Town of Bristol**

## ***Planning Board***

Minutes of June 1, 2015

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

Absent: Bob Raeman

**Others Present:** Pete Wojtas, Cheryl Siple, Craig Nielsen, the Sweeneys, the Maynards, Amy Force, and others

**Minutes:** The Minutes of May 4<sup>th</sup> were reviewed and the Board asked under Site Plan Review to have them amended to read the Planning Board is awaiting an official word from the Town Board that they (Town Board) do not wish to see any changes made to the current Site Plan Review regulations. A motion to accept the minutes as amended was made by Bob Drayn with a second by Bob Stryker. All Board members present agreed.

Estate of Kutniewski/Nielsen Lot Line Adjustment:

Cheryl Siple, real estate agent for the Kutniewski estate submitted information for review by the Planning Board showing a small portion of the Kutniewski estate (tax map # 124.00-1-45.000) that will be transferred to the adjoining Nielsen property (tax map # 124.00-1-46.000) prior to the sale of the remaining Kutniewski lands as per Donald Kutniewski's last will and testament.

The Board agreed the map presented did not provide enough information for them to make a decision on this application. They requested an updated map showing all of both parcels clearly marked to indicate where the lot line adjustment would be made.

Mrs. Siple did not want to hold up her buyers waiting for this to be resubmitted to the Planning Board next month and asked if she provided a map via email could the Board make a decision prior to the next month's scheduled meeting. The Chair asked if there was a precedent for this and none was recalled. Mrs. Siple will submit a map via email to the Board and await the Board's decision.

Crown Castle/Transcend Wireless/Ward Communication Tower Application:

The Chair advised the group that as of late that afternoon a call from John Lynch, agent for Transcend Wireless indicated they were asking to table their application and when formally withdrawn would notify us of that action.

Other Business: At present there is no formal application for a lot line adjustment and the Board would like to see an improved process for the same to make it a clearer decision process for all, applicant, secretary, code office and Planning Board to deal with. The secretary and Chair will work on providing a updated minor subdivision/lot line adjustment application. It will include definitions and regulations regarding both processes. The Chair suggested we could provide a checklist for the submission of data. The Board also thought the \$50 fee for a one lot subdivision should apply to the lot line adjustment application.

A motion to adjourn the meeting was made by Bob Stryker with a second by Patti Giordano.

Respectfully submitted,

*Sandra Riker*

Secretary to Town of Bristol  
Planning Board

Additional Comments Re: Kutniewski Lot Line Adjustment-

On June 2<sup>nd</sup> Cheryl Siple forwarded by email a survey map showing both parcels that was done in 1968. Two of the Board members responded that this map is not what they requested and Bob Stryker said "I would not feel at all comfortable nor can I ascertain anything via this email approach. It is inconsistent and does not permit me as a planning board member to do my job. Therefore I abstain. Please let the minutes show as such."

July 6, 2015-Upon changes to paragraph 4 of page 1 a motion was made by Joann Rogers with a second by Bob Raeman to accept the minutes of June 1, 2015. All Board members agreed.