

Town of Bristol
Planning Board
Minutes of August 3, 2015

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

Others Present: Carol Vassallo, Grace Hurlbutt, Pete Hurlbutt, Cheryl Nichols, Janet & Joe Green, Art Babcock, Bill Kenyon, Patricia Venezia representing Venezia Associates, Kelly Berliner and others

Minutes: The minutes of July 6, 2015 were reviewed and approved with a motion by Bob Raeman and a second by Bob Stryker. All Board members agreed.

Minor Subdivision of lands belonging to Steven Lochte and Susan Knight:

The Board inquired if there was a letter from the applicant allowing Venezia Associates to act as agents on the Lochte & Knight behalf. The Secretary had received an email from Susan Knight granting such permission. Pat Venezia representative for the applicants explained that they wished to subdivide the 113.117 acres belonging to the Lochte family into three parcels. Lot 1 will be 100.221 acres in size and includes the gully on the east side of Flatiron Road. Lot 2 is 9.581 acres in size and includes the one story frame house. Lot 3 is 3.315 acres in size. With regard to Lot 3 the Board advised Mrs. Venezia that it is not considered a building lot as it is. One option would be for the neighbor to the west to purchase and combine with their existing parcel. She said she was aware of that but did not know the neighbor's intention at this time.

The Board looked at Lot 1 and noted that there is a right of way with a driveway in the southwest corner that goes back to parcel # 110.00-1-1.210 belonging to John Macca. They asked how long has that been there and what is its width. Mrs. Venezia said she would provide the Board with that answer after the meeting.

The Board decided to table this application until the next meeting when the information regarding the Right of Way and driveway to Mr. Macca's parcel could be reviewed.

Robert Green, Jr. Minor Subdivision of lands owned by him on County Road 32:

Art Babcock surveyor for the project is representing Mr. R. Green this evening. He advised the Board that tax map # 124.00-2-8.100 a/k/a 6557 County Road 32 is being subdivided into two parcels. The total acreage of the parcel before subdivision is 74.5 acres and will be divided into two lots of 8.5 acres and 65 acres in size.

It is noted the 8.5 acre parcel is located on the south side of the parent parcel and has road frontage on Montayne Road. The Board noted there appears to be steep slopes greater than 15% in this area and inquired if this would be a problem for access to the parcel. Mr. Babcock said the steep slope was created when the town widened Montayne Road but access is possible with gravel and grading.

The Chair opened the public hearing; there were no comments from the public so the hearing was closed.

The Board then reviewed the SEQRA environmental statement, all questions were answered with a no unanimously by the Board and a Negative Declaration was declared.

A motion was made by Joann Rogers with a second by Patti Giordano to approve the Negative Declaration for the environmental assessment regarding this project.

A motion was then made by Bob Drayn with a second by Bob Stryker to approve the two lot subdivision of lands belonging to Robert Green at 6557 County Road 32 under tax map # 124.00-2-8.100; One parcel being 8.5 acres in size and the remaining lands of 65 acre totaling the 74.5 acres . All Board members agreed.

Archeological Conservancy minor subdivision of lands belonging to Joe and Janet Green under tax map # 110.00-1-40.110:

Attorney Bill Kenyon is representing the Archeological Conservancy this evening as his son Russ Kenyon is out of town. Mr. Kenyon provided the Board with the revised map reflecting the changes the Board had requested at the July meeting. With regard to the R.O.W. to the farmland on this parcel Mr. Kenyon stated that it is 40' wide with a 15' R.O.W. and has been that way for decades and the Greens have plenty of frontage on the other roads that surround this parcel. The R.O.W. represents a historic usage of land to get to the farmlands.

They have also changed the total acreage of this parcel to reflect findings by Ontario County Real Property Mapping to agree with the calculated GIS acreage of 165.9. A memo from the Bristol Assessor, Kelly Ducar dated July 15, 2015 states the reason for the change in total acreage and is attached to these minutes.

The Chair asked if the Board had any other questions they would like answered. They agreed they would like to hear from Kelly Berliner who is a representative of the Archeological Conservancy. The Archaeological Conservancy is the only national, nonprofit organization that identifies, acquires, and preserves the most significant archaeological sites in the United States. Since its beginning in 1980, there are more than 500 sites in the United States, with 50 in the northeast and 15 in New York that have been preserved. The area on Mr. Green's property was brought to their attention many years ago as it is a site that is sensitive to the Sequoia Indian people that once inhabited the area. She said the site would be permanently protected from development but could possibly be used for research. She said they rely on neighbors to monitor the site so it will not be exploited.

The Chair asked if the public present had any further questions and there were none. The continuation of the public hearing from the July meeting was then closed.

The short form environmental statement was reviewed by the Board and all questions were unanimously answered with a no. ***A motion was made by Bob Raeman with a second by Bob Stryker to declare a Negative Declaration with regard to the environmental impact statement regarding this minor subdivision. All Board members agreed.***

A motion was made by Joann Rogers with a second by Bob Raeman that the subdivision of 17.464 acres from the recently corrected acreage of 165.9 acres belonging to Joe Green at 3852 Footer Road, a/k/a 110.00-1-40.110 be approved by the Bristol Planning Board. All Board members agreed.

Informational meeting with Carol Vassallo of 7194 Lane Road:

Pat Venezia, representing Venezia Associates Land Surveyors would like to know what the Board would like to see on the survey map reflecting a lot line adjustment to lands owned by Carol Vassallo at 123.00-2-18.100 to provide more acreage for her son's parcel at 123.00-2-18.200. Mrs. Vassallo said she would like to retain the house and three acres to parcel 123.00-2-18.100 and the balance of her acreage be annexed to her son's parcel 123.00-2-18.200.

The Board advised the ladies that they would like to see:

- A statement showing the total acreage being adjusted and the sum of the two parcels being adjusted to equal the starting total acreage.
- Set back lines shown on both pieces
- Location of septic systems and wells
- A dotted line with a land hook showing what will be annexed to the son's parcel.

The September Planning Board meeting will be on September 9th (a Wednesday) due to Labor Day being the first Monday of the month. The deadline for submittal of maps and applications will be on August 26th.

Other Business:

- **Minor subdivision/lot line adjustment application-**
 - It was noted that there is a discrepancy with regard to contour intervals between the current zoning regulations and the application form. The Board stated they would like the form to be adjusted to agree with the zoning regulations.
 - The AASHTO table is not included on the application. Board said it is not necessary as they would use the zoning regulations that have the AASHTO table for the guidelines at the time of review of an application.
 - Provision for setbacks regarding structures, septic and wells should be included on lot line adjustment drawings
 - A public hearing will be required for lot line adjustments as well as minor subdivisions
 - The Board would recommend a fee of \$50.00 be assigned to lot line adjustments as we are not creating additional lots merely granting adjustments to existing lots.
- **September Workshop with ZBA and Town Board-**
 - Given the choice of September 28, 29, and 30th most members agreed the 29th would be their choice.
 - The Secretary asked the Board to provide possible agenda items that could be discussed at that meeting.
 - Possible topics so far are:
 - Final SGEIS for HVHF,
 - Aging in Place,
 - Agricultural Commerce and Agri-tourism,
 - Are our descriptions and allowed uses in our zoning districts appropriate for activities being conducted today and for the future?

CEO Report:

- 10 new permits, 8 c of o & c of C issued,
- No structure updates
- Property maintenance notices have been sent out regarding debris on property
- Fire inspections are ongoing
- CEO computer back up and running with all programs installed as of July 27th
- Training and Workshop- Cdga. Watershed Workshop, and Residential Sprinkle training
- As a result of ZBA variance request on East Hall Road it has come to light we need to work on defining setbacks for a corner lot, current definition only states there are two front yard requirements but does not define the other two lot lines on a corner parcel

A motion to adjourn the meeting was made by Patti Giordano.



Respectfully submitted,

Sandra Riker

Secretary Town of Bristol Planning Board