

Town of Bristol

Planning Board

Minutes of January 6, 2015

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

Others Present: Steven Hawkins, Rocco and Patty Venezia, Cory Figurella, and Pete Wojtas

Minutes: The minutes of December 1, 2014 were reviewed by the Board. Bob Stryker asked an addition to the second paragraph of the Webster Minor Subdivision be made to reflect: the parcel being purchased by Hawkins would need a 66' or greater R.O.W. dependent on steep slopes in order to not be land locked. The minutes were then approved with a motion by Bob Stryker and a second by Bob Raeman. All Board members approved.

Webster Minor Subdivision/Hawkins Parcel Combination:

Rocco Venezia is representing both Mr. Webster and Mr. Hawkins as the surveyor who created the map for this application.

The following questions were raised by Bob Raeman:

- The southerly property line (red) for the 70 acre parcel doesn't appear to be the same as the parallel line measuring 1425' or the perpendicular line heading north measuring 325.00: Rocco Venezia, surveyor replied the red line is the actual property line and the black line is a conveyance line used by attorneys in writing the description of the meets and bounds and refers back to the original map of many years ago.
- There is another dashed line east of the red property line approximately 300.00 +/- in the very southern part just above the revision title block? Venezia replied: it is a stray line that needs to be removed as it is of no significance.
- The 25' easement that probably cuts through the house doesn't make any sense to me? Venezia responded: This easement dates back to an old map, it is not used now and he included it to show the history of the property.

Venezia told the Board he will include the revisions suggested by the Secretary to the final map and Mylar before presenting for the signatures of the Chairwoman and Secretary. The revisions

include a statement of subdivision intent showing the total acreage owned by Webster before the subdivision and after as well as the lands being conveyed to Hawkins for parcel combination to his lands that have road access on Lower Egypt Road. A statement reflecting the town of Bristol is not responsible for water quality as well as the Right to Farm Law will also be included.

A public hearing was opened and closed as the Board observed that the group present had no comments. The Board reviewed the SEQRA application for this application. The review resulted in a Negative Declaration as the Board determined that the information provided along with supporting documentation shows the proposed action will not result in any significant adverse environmental impacts.

The following resolution was made:

*Whereas, a public hearing was held on December 1, 2014 and the comments were noted in **the minutes of that meeting, and***

Whereas, a second public hearing was held on January 6, 2015 and there were no additional comments made, and

Whereas, a Negative Declaration was approved for the Environmental Assessment Review, and

Whereas, the questions raised by Board Member Raeman were addressed by the surveyor, Rocco Venezia, and

Whereas, the surveyor will add the additional information provided for a Statement of Intent regarding the subdivision as well as the addition of the Right to Farm Statement and the Water Quality Statement of the Town of Bristol before presenting the final map for filing,

Therefore a motion to approve the subdivision of 193 +/- acres from parcel # 150.00-3-14.000 belonging to Frank Webster will be sold to Steven Hawkins and combined with Hawkins parcel # 151.00-1-71.120 being 56.347 +/- acres resulting in Hawkins new parcel being 249.482 +/- acres and Webster's remaining lands will be 70.024 +/- acres.

This motion was made by Bob Raeman with a second by Joann Rogers. All Board members approved of the motion.

Site Plan Changes with suggestions from Code Enforcement Officer-

The Code Officer agrees with the Planning Board to remove the exceptions of single, two family homes on a single lot, as well as, permitted accessory structures to single and two family homes from the current Site Plan Approval Process Local Law 2 of 2011 so the Planning Board will be reviewing the Site Plans along with the Code Officer.

The Board asked that when the changes were made a date of revision and distribution to the Planning Board and Webpage be completed.

A motion was made by Patti Giordano with a second by Bob Raeman that the Planning Board recommends to the Town Board the above changes to the Site Plan Approval Process Local Law 2 of 2011. All Board members agreed.

Timber Harvest Law definitions of full and basic permits- The Secretary pointed out the two types of permits are clearly defined in the current Timber Harvest Law, so no further changes need to be made. The Board asked that the provision in the Law regarding notification of neighbors be enforced by the Code Office.

Steep Slope- The Board said they are not comfortable with note 2 on the Soil Erosion and Sediment Control Application stating all projects submitted shall detail the method of erosion control with a sediment control plan from a licensed NYS professional. They would like to see some exceptions to this requirement. The Secretary said the Town of Richmond is working on a similar application and it was recently reviewed by County Planning. She will provide that information at the next Planning Board Meeting along with input from our Code Enforcement Officer.

Other Business- The Board reviewed the upcoming training sessions being offered in Monroe County and some of the members expressed an interest in attending the March 12th Site Plan Review. The Secretary will arrange for the Town to pay for their registration with the February bills.

Document Management and Scanning- The Secretary advised the Board the CEO Officer, the Town Clerk as well as the Secretary met with Bill Myer from Biels Document Management Company. He said the Town of East Rochester is in a process of startup of a software program Biels has that he felt would meet the criteria our Code Office is looking for as well. The Code Officer and Secretary will be going to view the process on Jan. 21st in East Rochester.

Comprehensive Plan-The Town Board has asked the Planning Board to start the review process of the current Comprehensive Plan in the upcoming months.

With regard to HVHF the Chairwoman advised the Board she had attended the January Town Board meeting and the Town Board had addressed the recent decision by Governor Cuomo stating he would not be allowing HVHF in NYS. The final SGEIS document from the DEC is due out sometime in the month of January according to DEC Director Joe Martens. No further action needs to be taken at this time regarding this issue and after the SGEIS is released the Town Board will make a decision if they wish to have the Planning Board take any further action with low volume gas exploration in the town of Bristol.

The meeting was adjourned at 8:30 with a motion by Patti Giordano.

Respectfully submitted,
Sandra Riker
Town of Bristol
Planning Board Secretary

Minutes were approved with a motion by Robert Raeman with a second by Robert Drayn on March 2, 2015. All Board members approved.

