

Town of Bristol  
Planning Board  
June 6, 2016  
Minutes

**Members Present:** Chairwoman Patti Giordano, Bob Drayn, Bob Stryker, Joann Rogers  
Excused: Bob Raeman

**Others Present:** Raymond Vaow, Don Dean, Mr. & Mrs. Roy Jones, Ron Smith

**Minutes:** A motion was made by Bob Drayn with a second by Bob Stryker to accept the minutes of April 4<sup>th</sup> as written. All Board members present agreed.

**Vaow Parcel Combination-6897 State Route 20A:**

Mr. Vaow advised the Board he had purchased the Lutz parcels # 124.00-1-6.000 and 124.00-1-7.000 last year. There is a home and barn at 6897 State Route 20A and the parcel next to it that has an old trailer that had not been lived in for several years. He inquired to the Code Office if the trailer could be used again and was advised it would not pass current code regulations. Consequently Mr. Vaow would like to remove the trailer and use the land to build a barn and have fruit trees on the land.

The Chairwoman asked if the Board felt it necessary to make a condition for the combination approval be the removal of the trailer within a certain length of time. They agreed 90 days should be acceptable.

***Patti Giordano made a motion to approve the parcel combination request of Raymond and Cheryl Vaow to combine parcels #124.00-1-6.000 and 124.00-1-7.000 on State Route 20A with the condition that the trailer located on 124.00-1-7.000 be removed in 90 days from this date. A second was made by Joann Rogers. All Board members agreed. It is also noted that the Assessor Kelly Ducar signed off on this combination back on April 26, 2016.***

**Dean Lot Line Adjustment Informational Meeting:**

Mr. Dean advised the Board he wishes to divide his property 5042 County Road 33, also known as tax map # 151.00-1-64.100 of 15.679 acres in size. He will retain lot 2 being approximately 8.6 acres in size. This land is directly north of his house along the creek and along the base of the hill as this is where the leach field is located. The dividing line would then follow the town lot line west property line then proceed south and west to create a 200 foot square which would be part of the new lot 1 to be conveyed and is being purchased by Roy Jones who lives on the parcel directly to the west of lot 1.

The Board asked if lot 1 being purchased by Mr. Jones would be annexed to his existing parcel. Jones replied he is not sure as he has not spoken with the Assessor yet to know if that would be beneficial to him. The Board advised him if he would not attach this land to his existing he would have to show a driveway that is a minimum of 66' wide and 10' off the property line that

is approved by the State Highway Dept. so that it does not interfere with the bridge that is on the parcel.

The following items will need to be included in the lot line adjustment application to be presented to the Planning Board:

1. A survey showing the new boundary lines
2. A decision by Mr. Jones if it is to be annexed to his existing parcel, if so a land hook would be required on the map showing the annexation as of June 7<sup>th</sup> Mr. Jones made the decision to annex the new piece to his existing parcel
3. The total acreage own by both parties before and after the lot line adjustment
4. All other requirements included on the lot line application

If this can be completed and returned to the Planning Board Secretary by June 21<sup>st</sup> the application can come before the Planning Board on July 5<sup>th</sup> (Tuesday) meeting adjusted because of 4<sup>th</sup> of July holiday.

The Planning Board agreed to meet on July 5<sup>th</sup> due to the holiday in July.

Evert Road Site Plan:

The Board reviewed the clarification letter from Ben Groth at the DEC and determined a SWPPP is necessary along with a completed steep slope application including hydrological data before and after soil disturbance.

Zoning regulations unfinished changes from 2010 to 2011-

Article 6 Section VII: A,B,C

- A. is okay as written
- B. now reflects a 120 day permit for the year so an RV can be parked in conjunction with a residential dwelling in the town as long as no fee is charged by the owner/occupant of the residential dwelling. The owner/occupant of the residential dwelling is not allowed to live in said recreational vehicle.
- C. After a permit is obtained from the Town, it is allowed to place one tent, RV or pop-up on a parcel of vacant land for a period not to exceed 90 days in a calendar year. *The Planning Board explained this is written in such a way to allow someone owning vacant land in the town to be able to use their lands at least for a minimum time period. It is expected that the permit will include information regarding health, safety and other zoning regulations to be followed.*

Other Business

Renewable Energy Changes- The Board reviewed the information provided by the Secretary regarding new solar regulations coming from the State with regard to residential and commercial solar energy use. They looked at the information from the Town of Canandaigua including their adopted NYS unified solar energy permit. They questioned if the permit where it

referred to commercial met businesses using it for their own use or if it referred to large scale commercial activity? They will wait to do further work until they are directed by the Town Board to complete some zoning regulations regarding the solar use.

Meeting then adjourned by a motion by Bob Drayn.

Respectfully submitted,

*Sandra Riker*

Town of Bristol

Planning Board Secretary

The minutes of June 6, 2016 were approved with a motion by Joann Rogers with a second by Bob Drayn. All Board members agreed.