

Town of Bristol
Planning Board
August 8, 2016
Minutes

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

Others Present: Don and Shirley Jones, Lynn Cronise, Kris Monzel

Minutes: The minutes of July 5, 2016 were approved with changes suggested by Bob Stryker with a motion by Bob Raeman and a second by Joann Rogers. All Board members agreed. The changes are highlighted on the Final minutes of July 5th has posted on the Town webpage.

Dean/Jones Lot Line Adjustment:

The Chairwoman asked Mr. Dean to describe again the adjustment that he wishes to make to his lands on County Road 33 in the Town of Bristol. He said that he wishes to split his lands to accommodate Mr. Jones with a portion of the parcel to be purchased by Jones and annexed to his existing parcel. The parcel has been surveyed by Art Babcock, LS of Bloomfield, New York and a map drawn reflecting the changes to both the Dean parcel as well as the lands belonging to Roy Jones.

The question was asked by the Board where the well for the Dean parcel is located, and Mr. Dean replied it is a dug well in the basement of their home at 5042 County Road 33.

The Chairwoman then read a portion of the minutes from the June meeting regarding the requirements the Planning Board being asked for prior to this meeting:

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 7th 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*

She then opened the meeting to public comment and there was none so that portion of the meeting was closed. Bob Raeman made the comment that it appears that the map presented this evening covers all of the points the Board asked for in the June meeting.

A motion was made by Bob Raeman to approve the lot line adjustment of 7.186 acres from the lands owned by Donald Dean under parcel # 151.00-1-64.100 to reduce his acreage from 16.429 acres to 9.243 acres in size and increase the combined acreage of Roy D. Jones under parcel # 150.00-3-13.000 from 25.329 acres to 32.515 acres. This was seconded by Bob Drayn and all board members agreed.

The environmental impact was reviewed by the Board and a negative declaration was declared with a motion by Joann Rogers with a second by Bob Drayn. All Board members agreed.

Other Business:

- The Board attempted to watch a webinar from the NYPF entitled “Zoning for Solar” but unfortunately due to the length as well as poor visual and sound display it was agreed the Board would watch the video on their own prior to the next meeting.
- The secretary provided the Board with a statement from the Code Office :
 - “Building department has a process in place for which we handle applications for solar arrays being installed for residential and commercial structures. We require a schematic of the system as well as a structural report if the system is to be mounted on the roof. Ground mounted systems we require a drawing of the footer size being used along with the depth. Ground mounts must also meet all required setbacks.
 - These systems are classified as an electrical change in our permit process and are no different than a standby generator. System after

installation is inspected by a third party electrical inspector and an inspector for the grid provider.

- My thoughts are that the board should be looking at regulating solar farms and put a game plan in place for those ventures in the future. They should be looked at a planned for much as you had with fracking and wind farms. Phil Sommer CEO/Fire Marshall”

With Bob Raeman leading the conversation some points of interest regarding solar arrays at both the residential/commercial and large scale use were discussed:

- An advantage of solar energy over wind turbines if roof mounted panels are used-no moving parts. However, some ground mount displays require a motor to turn the panels to follow the sun.
- With regard to roof mounted displays it is best if the condition of the roof is new or recently replaced as the removal of the panels would be necessary if any repairs were needed to the roof after the system was installed.
- The life of the panels is somewhere around 25 years, and they lose less than ½% of their efficiency a year.
- Technology has not changed much since the advent of the solar energy and the reduction in cost is a result of the amount of materials being generated for use as well as grants and funding provided by federal and state governments.
- A Site Plan should be required for any solar system being installed.
- In the Town of Geneva Chapter 130-Solar Energy Systems with regard to decommissioning of equipment they require this action must be completed within 180 days.
- It was agreed the Board would take a closer look at the Town of Geneva’s Chapter 130 for thought in what the Board would like to see for the Town of Bristol.
- Joann asked if anyone knew if an environmental study similar to what was required for the “fracking of natural gas” had been done with regard to the State’s push for Solar and Wind Energy.

Next month the Board would look at both small and large scale solar systems using the Town of Geneva as a reference. Look at the NYS Sun Modified Solar permit for roof mounted residential/commercial installations to determine if they would recommend the Town to adopt the document and make it their own.

Due to the first Monday of the month falling on Labor Day the Board will be meeting on Wednesday September 14th for their next meeting.

CEO report:

- 15 inspections, 15 new permits, and 6 C of O & C of C issued for the month of July.
- No ZBA meeting.
- Fire inspections 10 scheduled and 7 completed
- Training many of the employees in the Town Hall attended the 3 hour Workplace Violence/Active Shooter course sponsored by the County and presented by Sandy King, retired NYS Trooper.
- Working on steep slope flow chart to ease the application process
- Working with P.J. Emmerick on erosion control checklist for applicants.

The meeting was adjourned with a motion by Bob Drayn with a second by Bob Raeman.

Respectfully submitted,

Sandra Riker

Secretary to the Planning Board
Town of Bristol

The minutes of August 8, 2016 were accepted as written with a motion by Bob Raeman and a second by Bob Drayn. All Board members approved.