

Town of Bristol  
Planning Board  
Draft Minutes  
March 3, 2014

**Members Present:** Chairman Nate Harvey, Joann Rogers, Bob Stryker, and Bob Drayn, and Secretary Sandra Riker  
Absent: Bob Raeman

**Others :** Jeff Harloff, Dan Seeley, Ed Summerhays, Tim and Laura Fox, Maria Rudzinski, Al Favro, Carol Hachenauer, Lynn Cronise, Nick Cohen

**Minutes:** The Chairman asked that a note regarding he disagreed with Robin Johnson of Real Property Tax Services that a parcel cannot be split by municipal boundaries based on the fact we have that condition existing in Bristol with a lot severed by a municipal line and the highway and it is shared with the town of Richmond. This was found in exhibit A at the end of the minutes for February. Joann Rogers then made a motion to accept the minutes of February 3, 2014 with comments added. A second was made by Bob Drayn and the Board polled as follows: Nate Harvey aye, Joann Rogers aye, Bob Stryker aye, Bob Drayn aye, and Bob Raeman was not present for the vote.

**Gorsline Minor Subdivision**

An informational meeting was held in February and the application is being presented for public hearing at this meeting.

The public hearing was opened giving residents, and neighbors a chance for their input. This is a one lot subdivision of 9 +/- acres from the remaining Gorsline lands after the Major Subdivision previously approved. The 9+/- acres will be annexed to lot #3 owned by Jeff and Cheryl Harloff.

A comment was made to the Chairman by Frances Morgante, a neighbor of the Harloff parcel telling him her pond drains downhill and would affect the Harloff property. Jeff Harloff said he has walked the land a number of times and indicated he has no concerns. Mr. Pepper of lot #2 said he was aware of the Harloffs purchasing additional acreage and thought it would be a good thing. The public hearing was then closed.

The Planning Board is declared as the lead agency for the SEQRA review and proceeded to go through the questions. There were no concerns and a Negative Declaration was approved by the Planning Board present.

A motion was then made by Bob Stryker as follows;

Whereas, a public hearing was held on March 3rd, 2014 and all public comment was heard and,

Whereas, the subdivision map presented was reviewed and found in order, and

Whereas, a short form SEQRA was addressed by the Planning Board as Lead Agency and resulted In a Negative Declaration a motion was made by Bob Stryker to accept the one lot subdivision of 9 +/- acres from the Gorsline parcel known as 137.00-2-12.110 on Evert Road reducing this parcel to 44.747 acres and selling the 9 +/- acres to Jeffrey and

Cheryl Harloff the owners of 123.00-2-50.100 who will annex those acres to their existing parcel, providing them with new acreage of 23.340 +/- acres on Evert Road. This was approved with a second by Joann Rogers. The Board polled as follows: Nate Harvey aye, Joann Rogers aye, Bob Stryker aye, Bob Drayn aye, and Bob Raeman was absent from the meeting.

**Fox/Muller Subdivision and combination of lands:**

County mapping provided the current map showing all of the parcels on the Muller Private Driveway. The concern is whether parcel #83.110 owned by Muller has access from a source other than the private drive. 83.110's boundaries extend over to Weiland Road and the East Bloomfield townline. The Secretary will contact County Mapping for the answer before the next meeting. (County Mapping confirmed that the boundary on Weiland Road is on a section of the road that has been declared qualified abandoned by the Town of Bristol.) The Foxes expressed their unhappiness with how long this process was taking and the Chairman said we will try to resolve this situation by the next scheduled Board Meeting.

**Joint Meeting of Planning Board, Town Board and County Planning Representatives:** Nate asked that the focus panel recommendations and thank you by the Town Board to the Panel be added to the notes of the meeting.

**Honeoye Lake Watershed Draft Local Law and Bristol's involvement:**

Maria Rudzinski from County Planning has provided a Draft version of the Assessment of Local Laws and Practices from this document showing Bristol's involvement and an Assessment Form for the Planning Board to review. She will take our answers and compile them with the other towns included in the Watershed and then pass them on to Genesee Finger Lakes Regional Planning Council to create the Final Version of this Local Law.

Under the Assessment Form it was found that there were not too many acres of land in Bristol that would affect the Honeoye Lake Watershed. Many of the Best Management Practices did not apply to Bristol. In the Forest and Agriculture Section it was suggested that the Planning Board look at West Bloomfield and the Town of Seneca for possible considerations to Farm lands. It was also suggested that we should add something to our Timber Harvest Law with regard to the preferred seasons of the year for the harvesting to be done. Under Roads and Bridges it was suggested that the PB ask the Highway Dept. what kind of planting they would use on public owned properties. At present under onsite waste treatment controls it is not done by the Town CEO but by the P.E. who designs and installs the system and in the case of an existing system we suggest that the homeowner contact OCSWCD for guidance. Maria advised the Board that an updated mapping tool would be coming to ONCOR with regard to wetlands and waterways.

**Article Twelve-Special Regulations of the Zoning Regulations:**

After reviewing the comments from the County Planning Board the Chairman said we should have Article Twelve read:

A non-conforming use shall be deemed abandoned when there occurs a cessation of any use or activity by an apparent act or failure to act on the part of the owner or tenant to reinstate such use within a period of one (1) year from the date of cessation or discontinuance. Nothing contained in this Local Law shall be construed to prevent the restoration within one (1) year of any building or structure damaged or destroyed by fire or calamity.

**Workshop:** If all Board members can attend the first workshop meeting to review the parameters provided at the joint meeting of planning, town board and county planning will be March 24<sup>th</sup>. All Board members are to notify the Secretary if this is acceptable.

Other Information: The current Webmaster's contract expired on February 28<sup>th</sup>. A new webpage is being built by IC9 Design in East Bloomfield and should be ready for implementation by the end of March.

The March 3<sup>rd</sup> meeting of the Town of Bristol Planning Board was adjourned with a motion by Bob Drayn.

Respectfully submitted,

*Sandra Riker*

Secretary for the Town of Bristol  
Planning Board

The March 3<sup>rd</sup> meeting minutes were approved as corrected at the April 7, 2014 Planning Board meeting with a motion by Joann Rogers and a second by Bob Stryker. The Board polled as follows: Nate Harvey aye, Joann Rogers aye, Bob Raeman aye, Bob Stryker aye and Bob Drayn was not present.