

## Town of Bristol

### Planning Board

Minutes April 2, 2018

#### *Future Dates of Interest*

*Next Planning Board meeting  
May 7, 2018 continue work on  
directive from Town Board at  
the December 4, 2017 Joint  
Meeting*

*Dan Ward Site Plan/Steep Slope*

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

**Others Present:** Richard & Carolyn Rank, Ed Hinge, Maria Sullivan, Mark Obbre, Brian Ward, Ceara Betts, Aaron Ward, Sandy Vitalone, Danny Ward, Lisa & Scott Anselm, Mike Kiefer

**Minutes:** The meeting minutes of February 5, 2018 were approved by Bob Raeman with a second by Bob Drayn. All Board members present approved.

**Dan Ward & Sandra Vitalone Site Plan/steep slope application:** The Chair mentioned that a large part of this review has been done by the CEO (Phil Sommer) with the assistance of Megan Webster of Ontario Soil & Water.

Dan Ward advised the Board and audience that Ms. Vitalone and he had purchased 7+ acres of land on the corner of East Hollow Road and County Road 32. He said they wanted to place the driveway on County Road 32 as it would mean a shorter distance to the placement of their proposed home rather than an entrance off of East Hollow Road. The County has provided him with a document saying they are fine with the proposed placement on the County Road 32 side of the property. He does not have that document with him tonight.

The Chair opened the public hearing for this application. Maria Sullivan asked about the need to cut through the embankment to put the driveway on County Road 32 and also her concern about the safety of such placement saying this is a very dangerous intersection. She lives directly across County Road 32 from the property owned by D. Ward. There was no further comments made from the group present. There were two letters of support returned to the Secretary prior to the meeting given the use of the property to be a single family residence with a place for their horses. The Chair closed the public hearing.

She then asked for comments from the Board. It was noted that the confirmation of the road cut had been determined by County Public Works so it should not be a concern of this Board, we are here to address the steep slopes in the driveway placement. There was concern raised over the design provided and some of the areas that were not addressed.

***A motion was made by Bob Stryker to table this application until next month to allow D. Ward and his engineer to provide a more complete application addressing the requirements listed in Article***

**Thirteen-Steep Slopes of the Bristol Zoning Regulations. The following list was given to the applicant to be addressed as part of the completion of the application:**

- **Article Thirteen Section III, provision D. compilation of run off post & prior to construction,**
- **Is the fencing shown on the site plan a perimeter fence or silt fencing?**
- **Page 1 of Site Plan under E & SC notes #4 call for jute fabric, this needs to be shown on the drawing as well**
- **Page 2 Call out for Grass Waterway-Where is it located on Site Plan?**
- **Under Construction sequence there should be #11 Seeding information and #12 the term mirror lawn needs clarification**

**This was seconded by Bob Drayn. All Board members agreed.**

The Secretary will supply Dan Ward and his Engineer Brennan Marks this decision in a timely fashion.

**Minor Subdivision of lands owned by Verna Ward on State Route 20A:**

Brian Ward is here representing his Mother tonight. He told the Board and audience that his Mother was providing a piece of land for Aaron Ward to have a place to build a home prior to his marriage this fall. The subdivision represents 3.927 acres off the 61.975 acres owned by her under tax parcel # 136.00-3-1.100. The Chair opened the public hearing and there were no additional comments from the public, so the public hearing was closed. She then asked for comments from the Board.

It was observed that the map and the SEQRA stated that Mrs. Ward owned 58.048 acres total for parcel # 136.00-3-1.100 and the subdivided piece will be 3.927. It does not provide a start and a final acreage of Mrs. Ward's parcel. Oncor says that Mrs. Ward's total acreage is 61.975 and therefore when you subdivide 3.927 from that piece the resulting acreage will be 58.048 for Mrs. Ward and the subdivided piece will be 3.927 acres in size.

The Board went on to review the Short Form Environmental Statement. A Negative Declaration was with a motion by Bob Raeman with a second by Bob Drayn.

The Board noted that the map itself was fine but the statements regarding size were incorrect. The Board determined that a conditional approval could be made based on the following: **Conditional approval for a minor subdivision to the lands of Verna Ward of 7930 State Route 20A in the Town of Bristol having the addition of a text box added to the final map that states the total acreage of the parcel to be subdivided prior to subdivision, the amount of land to be subdivided and the final acreage of all parcels after subdivision. The map itself should not be altered. The applicant has two weeks from the April 2<sup>nd</sup> meeting date to present this to the Board Chair for final approval and signature prior to a building permit being issued. SEQRA was approved with a motion by Bob Raeman with a second by Bob Drayn that the description of the**

*action be amended by the Secretary to read "the subdivision of 3.927 acres off 61.975 acres in tax map #136.00-3-1.100.*

**Lot Line Adjustment for lands owned by Ricky LeVesque and Kim Burrows on West Hall Road under parcels # 137.00-1-11.120 & 137.00-1-12.110:**

Mike Kiefer, Attorney for this application advised the Board that his two clients own 16.214 acres under the above parcel numbers. There is a home already on parcel # 137.00-1-11.12 being 10 acres in size and owned by both parties, parcel # 137.00-1-12.110 is 6.214 acres and owned by Ricky LeVesque. They want to readjust the lot lines to reflect #137.00-1-11.120 to be owned by Kim Burrows and will be 4.977 acres in size with parcel #137.00-1-12.110 to be owned by Ricky LeVesque and will be 11.237 acres in size.

The Chairwoman opened the Public Hearing. Lisa Anselm an adjoining neighbor to the properties asked the purpose of splitting the properties. Mr. Kiefer replied Kim would like to build a home on the piece owned by her. Ricky lives in the home on the larger parcel. Mrs. Anselm said this was her concern. The Board reminded both Mrs. Anselm and Mr. Kiefer this is not a concern of the Board and this type of knowledge is not necessary to the Planning Board's decision regarding the lot line adjustment. The public hearing was closed.

There were no further comments from the Board so they reviewed the SEQRA document associated with this application and a Negative Declaration regarding environmental impacts with a motion by Bob Stryker and a second by Patti Giordano. All Board members agreed.

***The following motion was made with regard to the lot line adjustment of lands owned by Kim Burrows and Ricky LeVesque on West Hall Road: Whereas, motion was made by Robert Stryker with a second by Patti Giordano to declare a Negative Declaration for SEQRA, Whereas, a public hearing was held, and Whereas, there were no concerns to be addressed by the Planning Board, Therefore, a motion was made by Robert Drayn with a second by Robert Raeman that the lot line adjustment of the 16.214 acres owned by both parties to reflect the resulting acreage of 4.977 acres belonging to Kim Burrows and 11.237 acres belonging to Ricky Levesque.***

**Due to the late hour the Board agreed to table further discussion on the review of allowed uses in all districts until the next meeting.**

**Other Business:** With regard to the Dan Ward application the Board will determine at the next meeting whether Section 6 of Article Thirteen (Surety Bond) will be waived by the Board.

Patti Giordano advised the Board she will not be in town for the next meeting and asked for someone to volunteer to be the Chair at that time. After some discussion Bob Stryker said he

would take the Chair for that evening.

CEO Report: The March report will be provided at the next meeting.

A motion was made by Patti Giordano with a second by Joann Rogers to adjourn the meeting.

Respectfully submitted,

*Sandra Riker*

Secretary to the  
Town of Bristol  
Planning Board

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