

Town of Bristol  
Planning Board  
Minutes August 6, 2018

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

**Minutes:** The meeting minutes of July 2, 2018 were approved by Bob Stryker with a second by Patti Giordano. All Board members present approved.

The minutes of July 2, 2018 were approved with a motion by Bob Stryker and a second by Patti Giordano. All Board members agreed.

**Robert Fordyce Lot Line Adjustment on Tilton Road:** Chairman Giordano is recusing herself from this application.

Joann Rogers will preside over this application.

Mr. Fordyce is requesting to do a lot line adjustment to parcel #109.00-1-61.000 to create two parcels. Parcel A will be 13.516 acres and parcel B is 8.582 acres in size. Parcel A will be sold and Parcel B will be retained by Mr. Fordyce and combined with his parcel 109.00-1-49.000.

The public hearing was opened and Ms. Giordano spoke as a neighbor of the application. Her parcel # 123.00-1-2.100 is adjacent to the properties in question and her only road access to her property is through the strip of land known as Coon Run. According to Ms. Giordano there is an easement listed on her deed and feels this needs to be included on the survey map presented with the lot line adjustment application. Fordyce's properties are on either side of Coon Run. The status of Coon Run as a road is questionable whether if it is an abandoned road or not. This issue has come up in the past. No further public comment, so public hearing was closed.

Short form environmental statement was reviewed and a motion was made by Bob Raeman with a second by Bob Drayn that a Negative Declaration should be declared as there would not be any issues if this application were to be approved. Vote as follows: Raeman aye, Drayn aye, Stryker aye, Rogers aye Giordano abstained.

***A motion was made by Bob Stryker with a second by Bob Drayn: a conditional approval of the lot line adjustment be granted on the addition of the easement to parcel # 123.00-1-2.100 be included on the final lot line adjustment map submitted to the Planning Board Chair for signing. Joann Rogers will be signing the map as acting Chair for this application. Vote as follows: Rogers aye, Drayn aye, Stryker aye, Raeman aye, and Giordano abstained.***

**Daniel Ward/Sandra Vitalone Steep Slope Application:** The Planning Board will making a determination for a steep slope permit in the area shown as being disturbed on the site plan. It will be based on area of the site that is in slopes of 15% or greater. As shown on the site plan presented this reflects a portion of the driveway.

The Secretary advised there have been no additional comments from OCSWCD.

***The following motion was made by Bob Raeman with a second by Bob Drayn. All Board members agreed After review of a revised drawing including the calculations and conclusion with regard to run off both prior and post construction presented by Brennan Marks of Marks engineering the Planning Board shall grant a Steep Slope Permit with regard to the construction of a driveway on County Road 32 on lands owned by Dan Ward and Sandra Vitalone under tax map #124.00-1-11.112 located on East Hollow Road in the Town of Bristol. SEQRA will be completed by the Code Officer upon his review of the complete site plan.***

**McNulty Site Plan with Steep Slopes:**

Martin Janda of BME Associates is here representing Brennan McNulty in his application for a site plan within steep slopes to build a single family home and garage. Improvements include a water well, septic system and expansion of an existing driveway. This application is for 4873 Morrow Hill Road a/k/a 150.00-3-4.000

This application has been reviewed by the Town Engineers MRB Group prior to this meeting and their considerations are listed in a letter addressed to the Planning Board and Mr. Janda. There are 13 points listed and Mr. Janda has responded to them all but the Board had additional questions regarding notes 3 and 6 of the site notes on the plan presented. The Boards additional questions are with regard to the overall size of the disturbance to the parcel and if a SWPPP should added. Their other question to this note "is the applicant going to be living in the garage"? prior to construction of the home. Mr. Janda responded the actual work will be accomplished in phases over the next three years and he does not know if Mr. McNulty plans to live in the garage after it is completed. Note 6 refers to an existing water utility that runs through the middle of the property. Mr. Janda advised that this is a non-functioning water utility and will be abandoned.

The public hearing was opened and a question asked regarding the distance of the house and garage to the road. Mr. Janda replied the house will be approximately 400' and the garage 200'. There were no further comments from the public.

***The Board had no further questions or comments. The following motion was made by Patti Giordano with a second by Bob Raeman to grant a conditional Steep Slope Permit:***

- ***The responses to note 3 regarding living conditions in the garage and having the phasing sequence added to the Final Site Plan.***
- ***A reference needs to be added to the Site Plan as well regarding the abandoned water line and pipeline.***
- ***A summation note be added to the site plan regarding runoff rates both prior and post construction on the parcel.***
- ***The Code Officer will be lead agency on the SEQRA review and it will be addressed when he does his final review of the Site Plan for the building of a single family home, garage, well, septic and extension of the existing driveway for Brennan McNulty at 4873 Morrow Hill Road a/k/a parcel #150.00-3-4.000. All Board members agreed.***

The Board agreed Mr. Janda did not need to appear at the next board meeting but upon his presentation of the revised Site Plan addressing the above issues it will be reviewed by the Chair and at least one of the Board

members and if accepted a Steep Slope Permit will be approved and shared with the Code Officer, Mr. Janda, and his client Mr. McNulty.

Other Business; The Board agreed to hold their September meeting on Tuesday the 4<sup>th</sup> due to Monday being the Labor Day holiday.

Meeting was then adjourned.

Respectfully submitted,

*Sandra Riker*

Secretary to  
Town of Bristol  
Planning Board

The minutes for August 6, 2018 were approved with a minor change made to the Fordyce Lot Line Adjustment motion for conditional approval stating that Joann Rogers will be signing the map. Joann acted as Chair for the meeting as Patti Giordano recused herself. However, the Board agreed when the revised map showing the addition of an easement for parcel #123.00-1-2.100, Patti as the Chair would be able to sign off on the updated map. The motion was made by Bob Drayn with a second by Bob Stryker. Board polled as follows: Rogers aye, Giordano aye, Stryker aye, Drayn aye. Bob Raeman was excused for the evening.