

Town of Bristol  
Planning Board  
Minutes November 6, 2017

*Future Dates of Interest*

*November 13<sup>th</sup> Town Board Meeting  
Public Hearing Draft Solar Law 7:00 pm*

*December 4 Joint Meeting Town Board, Planning Board, and ZBA Meeting to discuss home based businesses 6:00 pm*

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

**Excused:** Joann Rogers and Bob Stryker

**Others Present:** Fran Morgante, Bill and Tyanna Coe, Warren Smith and Dan Holtje

**Minutes:** The meeting minutes of October 2, 2017 were approved by Bob Raeman with a second by Patti Giordano. All Board members present approved with Sandra Riker voting as an Alternate.

Warren Smith Lot Line Adjustment: Mr. Smith owns 2 parcels on South Hill Road in the Town of Bristol. They are 5215 South Hill Road a/k/a 151.00-1-34.200 being 35.412 acres and 5261 South Hill Road a/k/a 151.00-1-35.210 being 15.999 acres. The combined acreage of the two parcels is 51.411 acres in size with the parcels being adjacent to each other. Mr. Smith wishes to take 10 acres from parcel #151.00-1-34.200 reducing it to 25.412 acres and adding it to parcel #151.00-1-35.210 increasing it to 25.999 acres.

Dan Holtje, surveyor advised the Board the cabin, well, and existing driveway on 151.00-1-34.200 is more than 100' from the proposed lot line adjustment and the structures on 151.00-1-35.210 are also well away from the proposed new lot line.

There were no further questions from the Board and no public comment.

*The Board then reviewed the SEQRA statement and found that there are no impacts of an environmental nature to be effected by the moving of the south lot line on parcel 151.00-1-34.200 to add 10 acres to parcel 151.00-1-35.210, so a motion was made to declare a Negative Declaration for SEQRA with a motion by Bob Raeman and a second by Bob Drayn. All present agreed including Sandra Riker voting as an Alternate.*

*A second motion was made by Bob Raeman with a second by Bob Drayn that the Planning Board of the Town of Bristol approves the lot line adjustment by Warren Smith to take 10 acres from his parcel 151.00-1-34.200 and annex the same 10 acres to his parcel 151.00-1-35.210.*

### **Site Plan Review 4939 State Route 64:**

William Coe owner of the property a/k/a 152.00-1-73.111 and the parcel is 25.4 acres with a 3.493 acres on the east side of Route 64 and the remaining acreage on the west side of Route 64. He advised the Board he had purchased the property a few years ago, at that time there were two buildings in poor repair on the 3.493 acres and a septic system. He had the buildings removed in 2015 and in 2016 a replacement septic system put in to accommodate a 3 bedroom home along with a drilled well in a location that is 100' from the proposed cabin location. He would like to build a two bedroom cabin for his family to use.

The action requires both an area variance from the ZBA and the site plan before the Planning Board this evening. The ZBA Board acting as Lead Agency approved an area variance providing a reduction of 34.5' to the front lot line placing the proposed cabin at 40.5' from the front lot line on the 3.493 acres in order to reduce the amount of steep slopes to be disturbed. They also reviewed the SEQRA at their meeting on October 17<sup>th</sup> and declared a Negative Declaration for SEQRA. At that time the ZBA questioned the height of the proposed building of 31' listed on the site plan and advised Mr. Coe if "the vertical dimension measured from the average elevation of the finished lot grade at the front building to the highest point of the roof" (from the current zoning regulations) is greater than 30' a second variance would be required. He told them the actual plans for the cabin have not been finalized and he would make the architect aware of the regulation.

The Planning Board asked about the location of the cabin and if a curtain drain would be put in place to the back of building and he said yes. The Board had no further questions. There was no comment from the public.

The Chair noted SEQRA would not be required at this meeting because the ZBA had already completed it on October 17<sup>th</sup>.

A motion was made by Bob Raeman with a second by Patti Giordano that the Planning Board of the Town of Bristol grant conditional approval based on the maximum height requirement shown on the final site plan reflect 30'. All Board members agreed with Sandra Riker voting as an Alternate.

The Board asked Mr. Coe to have the site plan presented be revised to reflect the 30' condition they have stipulated and to provide four copies to the Secretary before the Chair will sign off on the Site Plan.

Other Business:

Public hearing for Draft Solar Code will be on Nov. 13<sup>th</sup> at the Town Board meeting. Patti asked the Secretary to make copies and have them available in the Town Hall if anyone wished to review them.

On December 4<sup>th</sup> a Joint Workshop of Planning Board, ZBA and Town Board with regard to Home Based Businesses in the Town. The secretary will provided updated material for all 3 boards to review ahead of the meeting and include the newest information from Town of Gorham.

Parcel Combination Form: The PB reviewed the changes made by the Secretary per their previous request and commented they would like to see the requirement of a “meets and bounds” description be omitted as well as the changes already made.

Lot Line Adjustment: The Secretary said she had moved the “Prior to the Planning Board review and approval” statement be moved to the top of the Information Required for Lot Line Adjustment section. The Board agree under the **Regulations Regarding Lot Line Adjustments- “Article 1 General Provision for Minor Subdivision Regulations and Lot Line Adjustment”** they would like to have the statement: “Minor lot line changes, which do not create a new lot will be reviewed administratively by the Planning board and may or may not require a public hearing as determined by the Planning Board” removed. **This will require research.**

Appointment of Chair for 2018 and Term Expiration of 2017: Patti Giordano said she would be willing to another term on the Board and stay on as Chair for 2018 if it is the pleasure of the Town Board.

Respectfully submitted,

*Sandra Riker*

Secretary to Town of Bristol Planning and ZBA Boards

**Research:** November 9, 2017 Secretary called County Planning to inquire if the administrative statement could be removed without permission by the Town Board as it part of the Minor Subdivision Regulations and would need to be removed from there as well. I was advised by Linda Phillips of County Planning while this would need to come before the County Planning Board it would the approval of the Town Board.