

Town of Bristol  
Planning Board  
Minutes December 5, 2016

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

**Others Present:** Dan Seeley, Ed Summerhays, Ron & Liz Smith, Sarah & Todd Betz

**Minutes:** The minutes of November 14, 2016 were approved as written with a motion by Bob Stryker and a second by Bob Raeman. All Board members approved.

Gorsline Minor Subdivision:

Chairwoman Giordano read a portion of the November 14, 2016 minutes regarding the Gorsline proposed subdivision on County Road 32 as follows:

**Gorsline Subdivision on County Road 32 Informational:** Ed Summerhays, Land Surveyor representing Jane Gorsline, Executor of the Crofts Gorsline estate informed the Board that in October prior to his death Mr. Gorsline wished to divide his tax parcel # 137.00-2-14.100 consisting of 60.3 acres. Lot 1 will be 24.7 acres situated on the north side of County Road 32, and has a house and sheds on it. Lot 2 is vacant land being 17.844 acres in size; the easterly property line of Lot 2 is South Hill Road. Lot 3 has an existing barn and will be 19.004 acres in size. There are no improvements proposed with this application. The intent is to sell all three parcels once the subdivision is completed and filed at the County Clerk's Office. He went on to say the other parcel known as 137.00-2-14.200 being 3.1 acres is not involved in this application. Summerhays advised the Board parcel number 137.00-2-14.100 has never been subdivided prior to this application.

The Board said they would like three things included on the map besides the normal requirements:

- Parcels # 137.00-2-14.100 and 137.00-2-14.200 clearly and accurately identified on the map being submitted for Subdivision
- Clarification that Lot 1 extends to the centerline of the Creek and the R.O.W.
- Documentation that shows that Jane Gorsline has the ability to be responsible for the submission of this application and sale of the lands involved.

Upon examining the new map presented it shows parcels 137.00-2-14.100 and 137.00-2-14.200 clearly defined and the clarification of lot 1 showing the lot line extends to the center of the creek and to the R.O.W. to County Road 32. Mr. Summerhays presented a letter from Mrs. Gorsline's attorney showing she has the right to act as the agent for this application.

The Secretary provided the Board with the Ontario County Planning Board's action with regard to the subdivision as follows:

**Final Recommendation:** The CPB will make no formal recommendation to deny or approve single family residential subdivisions under five lots.

This decision is solely based on the subdivision of the parcel into 3 parcels as the applicants have specified there are no current plans as to the development of each subdivided parcel. If /when the applicants decide on a use for the proposed parcels, site plan approval by the County Planning Board will be required. In addition, the referring agency and applicant at a minimum are encouraged to involve the Department of Public Works as early as possible to ensure access off County Rd. 32 is to County standards.

Ms. Giordano opened the public hearing and having no comments from the public the public hearing was then closed. There were no further comments from the Board. The Board then reviewed the Short Form Environmental Statement and based on the answers to the questions agreed there are no issues to be addressed. A motion was made by Joann Rogers with a second by Bob Drayn that a Negative Declaration be declared.

A second motion was made by Bob Raeman for the Planning Board of the Town Bristol to approve the three lot subdivision for the Gorsline parcel known as tax map # 137.00-2-14.100. A second was made by Bob Stryker. All Board members agreed.

**Draft Solar Energy permitting process and draft law:**

The Chairwoman advised the Board that she and the Secretary are working on putting together a draft of one law to cover both small and large solar installation and process using criteria included in both the Town of Canandaigua and Town of Geneva regarding solar permitting process and guidelines. This will be ready for review at the January meeting.

**Review of Temporary Special Event permit draft from 2013:** The Board agreed to put this on hold until they are done addressing the solar energy permitting process. They would like to work on regulations to help encourage home occupations as their next major assignment.

**Other Business:**

Patti Giordano advised the Board she would be willing to Chair the Planning Board for one more year if the Town Board approved her appointment. Joann Rogers said she would be willing to accept another term on the Planning Board if the Town Board approved her appointment.

**CEO report for November:** Six CO & CC issued, 13 building permits, 19 inspections (does not include 3<sup>rd</sup> party electrical or septic inspections. Phil also attended Crisis Track training for Code Officers. CEO bimonthly meeting included update on OCPB referrals, update from NYSBOC, and energy code update training will be scheduled for December or January. He also sent out the annual Tower Registrations on November 21<sup>st</sup>.

Respectfully submitted,

*Sandra Riker*

Town of Bristol  
Planning Board Secretary

The minutes of December 5, 2016 were approved as written with a motion by Bob Raeman with a second by Bob Drayn at the January 10<sup>th</sup>, 2017 meeting.