

Town of Bristol
Planning Board
July 7, 2014

Members Present: Bob Stryker, Bob Drayn, Joann Rogers, and Sandy Riker, Acting Chair.

Excused: Bob Raeman

Others Present: Tim Jensen, Nick and Cat Cohen, Laurence Karz, and Lynn Cronise

*Review Bristol Oil & Gas Extraction LL-Draft-Last Revised-6/18/14
and notes from Workshop Meeting w/ Town Board of June 9th:

Tim Jensen attended this part of the meeting. A couple of changes were indicated for Article 13 to strength non-conforming use regulations. Tim will make the changes and provide the first page of SEQR regulation as well as cover sheet for submittal to the OCPB in August if the T.B. agrees.

Robert Woodford Parcel Combination: The question was asked if all three parcels were deeded to the same owners. Mr. Woodford said yes, the parcels are in both his name and his wife's. A survey map and the meets and bounds description were done by Rocco Venezia, land surveyor from Canandaigua. Mr. Woodford questioned the south boundary and told the Board there was a discrepancy with where he thought the pin is (at the telephone pole) and where the surveyor placed the pin. The Board advised him if he had any problem with the map he should contact the surveyor and have him come out and mark the correct pin.

All seemed to be in order regarding the meets and bounds and the map, and all other criteria for parcel combination was in order.

A motion was made by Joann Rogers to approve the parcel combination of lots # 152.00-1-8.000, 152.00-1-7.112, and 152.00-1-9.00 owned by Robert and Sharon Woodford with a second by Bob Drayn. All Board members present agreed.

The Board raised the question regarding requirements by County Mapping and Clerk's office for the procedure for filing parcel combinations and subdivisions. On June 8th the Assessor advised Ms. Riker that there are no standard requirements for filing of a parcel combination. All towns have their own procedure and County does not dictate the requirements, however, the Mapping people said that if a map was available it would be good to file it with the County Clerk's office. With regard to minor and major subdivision maps are required to be filed.

Minutes of June 2, 2014:

The minutes of June 2nd were reviewed and minor changes in grammar were made. The minutes were accepted as changed with a motion by Bob Drayn and a second by Bob Stryker. All Board members present agreed.

Minutes of June 9, 2014 were also reviewed. Bob Stryker asked that the term farmer be changed to Landowner under Article Six Provisions Applicable to All Use Districts. These minutes will be included with the Town Board meeting of July 14th for their approval.

Revision to Minor, Major Subdivision and Parcel Combinations were looked at by the Board with no comments.

Example of Intent statement regarding Article Eighteen Special Use Permits was reviewed by the Board and a suggestion was made to use some of the content from Article 22 (adult entertainment) and perhaps use requirements 1, 2 and 4 but not number 3. The one looked at was too flowery and did not fit with the other language used in our zoning regulations. The secretary will put together another example for the next meeting.

Other Business- Ms. Riker advised the Board that Tim and Laura Fox did not file a deed restriction regarding their parcels # 109.00-1-84.112 and 109.00-1-22.210 by the July 4th deadline. She asked if the Board could address this at the next meeting in hopes all Board Members will be present.

CEO report-3 permits issued in June, as well as 6 C of O's and C of C's The ZBA granted an area variance for Robert Woodford to construct a pole barn on his parcel #152.00-1-7.112, Route 64. Flood Hazard Mitigation draft of data was collected and submitted for review by County Planning and GFLRP.

Meeting was adjourned.

Respectfully submitted,

Sandra Riker
Secretary and Acting Chair of Town of Bristol Planning Board

The minutes of July 7, 2014 were approved with a motion by Bob Stryker and a second by Joann Rogers. All present agreed.