

Town of Bristol
Planning Board
October 6, 2014

Members Present: Joann Rogers, Bob Raeman, Bob Stryker, Bob Drayn, Patti Giordano, and Sandra Riker Acting Chair/Secretary

Others Present: Pete Wojtas, Ed Summerhays, Dan Seeley, Ron and Sharon Lawson, Lynn Cronise, Judi Salzburg-Taylor

The meeting was opened with the Pledge of Allegiance.

Minutes: The minutes of September were reviewed and amended to read the Planning Board would recommend that the Town Board appoint Patti Giordano as Chair to the Planning Board effective January 1st, 2015. The minutes were then approved with a motion by Bob Raeman and a second by Bob Drayn. All Board members agreed.

Lawson Parcel Combination:

Ron and Sharon Lawson presented a map showing the combination of two lots owned by them on State Route 64. The tax parcel #'s are 124.00-2-49.000 being 1.747 acres and 124.00-2-47.100 being 10.948 acres in size. They wish to combine these parcels so they may reconfigure them at a future minor subdivision, thereby creating to building size lots. The Board asked why there was a jog out of parcel # 124.00-2-47.100 and Lawson replied this was a piece given to the County on County Road 32 prior to his owning the parcel. There were no further comments from the Board.

A motion was made by Bob Raeman with a second by Bob Stryker in that all conditions affecting a parcel combination have been met and would recommend that the parcel combination of 124.00-2-49.000 and 124.00-2-47.100 be approved by the Planning Board and the Assessor for the Town of Bristol and forwarded to the County Clerk for filing and Real County Tax Mapping for combination. All Board members present approved.

Lawson Informational regarding Minor Subdivision:

Ron Lawson provided the Board with a map showing the proposed minor subdivision of the newly combined lots belonging to him on State Route 64. The Lawsons are selling their home at 4401 Route 64 and would like the lot to be 7.4 acres in size. This parcel will have their home and all accessory buildings and pool on it. The remaining 5.2 acres will be a separate lot for future sale.

The Board advised them they would like the subdivision map to show:

- a clear intent statement of subdivision,
- the title reflecting the same
- contours added to the subdivision map.

The Lawsons will address these changes with their surveyor, Jeremy Years of Canandaigua and do the subdivision application needed to complete this process for future submittal to the Planning Board.

Gorsline Lot Line Adjustment on Evert Road:

Ed Summerhays is the surveyor for Croft Gorsline. He is here to represent the applicant and answer any questions the Planning Board may have regarding the requested Lot Line Adjustment. Mr. Gorsline presently owns parcel # 137.00-2-12.130 that adjoins his larger parcel, it is currently 21.160 acres +/- in size. They are asking to move the joint lot line between the two parcels so the parcel known as 137.00-2-12.100 will become 51.413 acres in size and the lot known as 137.00-2-12.130 will become 14.494 acres +/- in size. They have provided a detailed map showing the proposed lot line changes and the new configuration of the two lots. The changes will also provide the larger parcel with better road frontage. The Board reminded Summerhays that if the owner wanted to subdivide the larger parcel it only has one road front access.

The Board agreed this is a lot line adjustment. We are starting with two parcels that are adjoining and will be ending with the same number of parcels just of a different configuration. They agreed that it is not necessary to do SEQRA at this time because they are not making any physical changes to the lots only adjusting the interior lot line that joins the two parcels.

A motion was made by Joann Rogers with a second by Bob Drayn for the Planning Board to accept the lot line adjustment requested for parcels #137.00-2-12.130 to now be 14.494 +/- acres in size and 137.00-2-12.100 to become 51.413 +/- acres. All Board members agreed.

Review of Draft Steep Slope Application-The Board is concerned that not enough attention is given to building on steep slopes in the town. The Board would like to recommend to the Town Board that the Planning Board should look at all development including single family residence in the Town. This would provide the Code Enforcement Officer with another set of eyes on development of lands in the town.

They feel the draft application as written including the regulations from Article Thirteen of the Zoning Regulations is a good start. The secretary will share it with the CEO before giving it to the Town Board for their review.

Definitions-Lot Line Adjustment: The Secretary provided the Board with three possible definitions for Lot Line Adjustment from the book on planning definitions _____ and said that she had noticed we do not currently have any definition of lot line adjustment in our Regulations. The Board chose the following:

- Lot line adjustment The adjusting of common property line(s) or boundaries between adjacent lots, tracts, or parcels for the purpose of accommodating a transfer of land, rectifying a disputed property line location, or freeing such a boundary from any differences or discrepancies. The resulting adjustment shall not create any additional lots, tracts, or parcels, and all reconfigured lots, tracts or parcels shall contain sufficient area and dimension to meet minimum requirements for zoning and building purposes.

- This definition was found in the Renton Washington zoning regulations.
- The Board agreed they would recommend the Town Board include this lot line adjustment definition along with the other definition changes to be made to the current Zoning Regulations.

CEO Report: There were 4 certificates of compliance issued and 5 permits issued. The permits included 2 for septic repair, 2 for demolition, and 1 to build an accessory structure. Phil continues to do his inspections as well as fire inspections. He attended a workshop for Watershed Land Use Work Group at the Ontario County Training Center in Hopewell. Some of the topics discussed were

- Onsite wastewater systems
- Site plan review
- Lot coverage requirements
- Steep slopes
- Scenic vista protection
- Stream/water course protection.

There was no other business to discuss and the meeting was adjourned with a motion by Bob Drayn.

Respectfully submitted,

Sandra Riker
Secretary and Acting Chair
Town of Bristol
Planning Board

Respectfully submitted,

Sandra Riker
Acting Chair/Secretary
Town of Bristol Planning Board

A motion was made by Bob Raeman and seconded by Patti Giordano to accept the minutes of October 6th 2014 as amended with the changes suggested by Bob Stryker. All Board members agreed.