

Town of Bristol
Planning Board
Minutes June 5, 2017

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

Others Present: Pete Wojtas, Fran Morgante, Bruce Kennedy, Jessica Lyon, and Pat Venezia

Minutes: The meeting minutes of May 1st were approved by Bob Raeman and a second by Bob Drayn. All Board members present approved.

Evergreen Cemetery Lot Line Adjustment: Robert Drayn, President for the Evergreen Cemetery Association presented a letter to the Board requesting an extension for filing the application due to complications that came in to play when the sale was to be made final. The issues involved documentation of Evergreen Cemetery as a Corporation, the status of an oil and gas lease, and an outstanding life estate. These issues have been resolved. The survey map also needed to be coordinated with the legal description providing a “good call” point of beginning.

A motion was made by Joann Rogers with a second by Bob Raeman to accept the request for extension to file the Lot Line Application between Evergreen Cemetery and Joe and Janet Green for the transferring of 1.928 acres from parcel # 110.00-1-45.000 (Green) to be annexed to parcel # 109.12-1-24.100 belonging to Bristol Evergreen Cemetery Association. Board polled as follows: Rogers aye, Raeman aye, Stryker aye, Giordano aye and Drayn abstained.

Kennedy & Pappano Lot Line Adjustment: Pat Venezia presented the revised map for the Lot Line Adjustment showing the acreage before and after the adjustment to both Kennedy and Pappano parcels. The statement was added saying there are no structures on the Kennedy parcel within 75’ of the lot line adjustment.

The Board noticed that the Right to Farm Law and the Quality of Water Statement were missing from the map. The Secretary said we have stamps to add both statements to the final map.

The Chairwoman asked if the Board had any additional questions and there were none. She also gave the public an opportunity to ask questions, none were raised.

SEQR was addressed and a Negative Declaration was made stating no adverse impacts will be made to the parcels due to the lot line adjustment. A second was made by Bob Raeman. All Board members agreed.

A motion was made by Bob Stryker with a second by Bob Drayn to approve the lot line adjustment between Bruce Kennedy parcel # 124.00-2-36.000 and Stephen Pappano parcel # 124.00-2-42.120 once the stamps reflecting Right to Farm and Quality of Water are added to the final maps. All Board members approved.

Revision to Draft Solar Law for Bristol:

The Board requested that:

- all underlining be removed throughout the document
- Section Four-add that the solar permitting is allowed in all districts
- Section Five and anywhere else in the document reference to batteries and storage cells be removed
- Get clarification from Attorney Kenyon if a letter of credit in regard to decommissioning as a legal tool that the Town can use or should it be removed from the draft law

Reference to Solar in the Current Comprehensive Plan:

The Board agreed they would like to use the draft solar law's Purpose and Intent statement that reads:

A. Mission Statement from the Comprehensive Plan of 2007 is to preserve and encourage a clean, naturally beautiful, rural environment with carefully planned growth and increased recreational opportunities, while promoting the preservation of agricultural lands.

B. Solar energy is a renewable and non-polluting energy resource that can reduce fossil fuel emissions and lower a municipality's energy load. Energy generated from solar energy systems can be used to offset energy demand on the grid where excess solar power is generated.

C. The use of solar energy equipment for the purpose of providing electricity and energy for heating and/or cooling is encouraged and is a necessary component of the Town of Bristol current and long-term sustainability agenda and further implements the goals set forth in the Town of Bristol's Comprehensive Plan.

The Board feels they would include this under current comprehensive plan chapter Transportation and Infrastructure, etc. making it section 8.5 alternate energy.

CEO Report: provided by the Secretary.

A motion to adjourn the meeting was made by Bob Drayn with a second by Joann Rogers.

Respectfully submitted,

Sandra Riker

Secretary to Town of Bristol

Planning and ZBA Boards

The minutes of June 5, 2017 were approved after minor changes were made to the draft minutes with a motion by Bob Raeman and a second by Patti Giordano. All Board members agreed.