

Town of Bristol  
Planning Board  
Minutes August 7, 2017

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

**Others Present:** Fran Morgante, Jessica Lyon, Pat & Rocco Venezia, Tim Thomas, Diane & Carl Butler

**Minutes:** The meeting minutes of June 5, 2017 were approved by Bob Raeman and a second by Patti Giordano. All Board members present approved.

**Kennedy & Pappano Lot Line Adjustment:** Rocco Venezia presented a map showing parcel # 124.00-2-41.000 being 18.91 acres in size that belongs to Bruce Kennedy of the 18.91 acres Mr. Kennedy wishes to do a lot line adjustment of 18.1 acres with his neighbor Stephen Pappano and the balance to be retained by Mr. Kennedy to buffer his parcel #124.00-2-36.000 from future development. The piece being retained by Kennedy is .8 of an acre. This will create a setback of greater than 100' to the Kennedy home from lands owned by someone other than Kennedy. The road access for parcel # 124.00-2-36.000 is on Day Road.

The Board noted that the old County Road 32-Bristol Center Road is on the Kennedy parcel # 124.00-2-36.000 close to the adjusted boundary line. They would like to know the status of that road way-is it qualified abandoned or abandoned and does it belong to the Town or County? The Chair asked the Secretary to research the status of the old road prior to any final decisions being made by the Board *and in the time conditional approval will be granted.*

There were no comments from the public present.

***The Board agreed to go ahead with the SEQRA Statement for this application. After discussion a Negative Declaration was declared with a motion by Bob Raeman and a second by Bob Drayn. All Board members agreed.***

***A motion was made to grant conditional approval of the Kennedy/Pappano lot line adjustment on parcel #124.00-2-41.000 provided proof that the status of the old County Road32/Bristol Center Road is abandoned. The motion was made by Bob Raeman with a second by Bob Drayn. All Board members agreed.***

**Tim Thomas Site Plan:** Tim Thomas presented an application for Site Plan involving the placement of a two car garage on his property located on Route 64 in the town of Bristol. The

Board noted that the drawings and notes presented do not match, when asked why Thomas replied some work had been done on the property in preparation for the garage since the drawings were first done as a result of all the wet weather that has occurred in the past couple of months.

The Board asked that the plans being submitted be redrawn prior to acceptance by them of the proposed site plan. The plans should include the following items:

1. All notes and drawings match
2. Comments from County Planning be taken into account, which includes meeting with OCSWCD for advise
3. Show current drainage after installation of a pipe of a month ago
4. Steep Slopes being taken into account reflecting the volume of water to come through the property before and after the accessory structure is built
5. Address the water providing enough detail to show diversion of the volume of water and how it is to be handled
6. Construction materials be included in the drawings and notes
7. Stabilization and regrading of the stockpiles on the parcel be included in the drawings and notes
8. The South side of the property (berm) needs to be shown on the drawings

Thomas indicated that 50% of the excavation work for the accessory structure has been done.

The Board said they will revisit this application after the above areas of concern are addressed.

**Reference to Solar Energy to be included in the updated version of the Comprehensive Plan:**

A motion was made by Bob Raeman with a second by Bob Drayn that the Town Board direct the Comprehensive Update Committee include reference to the Draft Solar Energy Law as part of the section on Roads, and Infrastructure in the new Comprehensive plan. All Board members agreed. A suggested model was provided by the Planning Board.

**Home Business, Home Occupation as well as Short Term occupation:** The Local Law of 2015 of the Town of Naples was reviewed by the Planning Board and they would like to have the Town Board review it as well and then provide a directive to the Planning Board as to a direction for expansion of allowed uses and uses requiring a special use permit in our zoning regulations.

Other Business: The September meeting of the Planning Board will be held on Tuesday September 5<sup>th</sup> due to the Labor Day holiday.

CEO Report: was provided to the Board for their review.

Meeting was adjourned with a motion by Joann Rogers and a second by Patti Giordano.

Respectfully submitted,

Sandra Riker

Secretary to Town of Bristol

Planning and ZBA Boards

September 5, 2017 A motion was made by Joann Rogers with a second by Bob Raeman to approve the minutes of August 7, 2017 with the italic changes made above. All Board members agreed.