

Town of Bristol
Planning Board
Minutes September 5, 2017

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

Others Present: Fran Morgante, John Bolonda, Diane and Carl Butler

Minutes: The meeting minutes of August 7, 2017 were approved by Joann Rogers and a second by Bob Raeman. All Board members present approved.

Bolonda Parcel Combination: John and Lauren Bolonda own two tax parcels on Gregg Road In the Town of Bristol. Parcel 123.00-2-42.210 being 27.7185 acres that is a flag lot with a 66' R.O.W. to the east of lands owned by Dana Zagari and the second parcel #123.00-2-42.300 is 5.9793 acres to the west of the Zagari lands. The 5.9793 parcel has no structures on it and provides additional access for the Bolonda family to their larger parcel where their home and accessory structures are located.

The Board asked why they want to combine the two parcels? Mr. Bolonda replied in order to consolidate their two tax parcels. The Board asked if the parcels were both deeded in the same way and Mr. Bolonda replied yes.

It is noted that both parcels are in the same school district and municipalities.

It is also noted that there is a "Schedule A" showing the meets and bounds of the combined parcels, Mr. Bolonda said this was drawn up by their Attorney, Edward Kenyon.

A motion was made by Bob Raeman with a second by Bob Drayn to accept the parcel combination of parcels # 123.00-2-42.210 and 123.00-2-42.300 belonging to John and Lauren Bolonda. All Board members agreed. The Chair signed off on the Combination form and the Secretary will give it the Assessor for her signature and submittal to Real Property Tax Mapping.

Draft Solar Law Technical Review by County Planning:

Response to Comments from Technical Review by the Ontario County Planning Department of The Draft Solar Law for the Town of Bristol

The following responses were agreed upon by all Board members at the September 5th meeting of the Town of Bristol Planning Board.

Comments and Responses:

1. The referring Board is strongly encouraged to adopt the local law as a new Article in their zoning ordinance, and also reference the changes in the subsequent zoning districts in Article 10.

Reply: The Planning Board of Bristol thanks you for this comment and will take it under advisement to include in their zoning ordinance and districts. In addition, the PB noted that Bristol's menu of separate laws should be reviewed with this in mind. At first glance there seems to be some inconsistency regarding separate laws versus Articles in our zoning ordinance. PB plans to review standalone laws and standardize the presentation.

2. The referring board is encouraged to consolidate Section 4: NYS Unified Permit and Section 5: Small Sale Solar to be one section as both pertain to systems of 25 kW or less.

Reply: Section 4: In the Unified Permit Fact sheet it is explained that the intention of this permit is to create an expedited review and streamlined process in order to allow solar projects to be moved quickly through the approval process. At the time we wrote this law, a NYS Unified Permit was the first step toward qualifying for NYS Funds that supported solar development. Bristol PB felt that the Permit is a first step toward funding assistance and is slightly different than a standard use approval from the Town. Also because it is a NYS Permit, what if the criteria changes as their program and funding change? This seems to offer the most flexibility in keeping pace with NYS programs and criteria for using them.

Section 5 simply directs those that cannot qualify for a Unified Permit to our regular zoning regulation regarding solar systems of 25 kW or less.

3. Steep slopes are prevalent throughout the Town. It is recommended provisions are incorporated into the proposed code in regards to preserving and protecting steep slopes.
Reply: Steep Slopes are already regulated through an established review process under Article Thirteen in the zoning regulations. The guidelines in the proposed code calls for solar energy systems to be designed, erected, and installed in accordance with the zoning regulations of the Town of Bristol, so like all things that we review, steep slopes are considered. We did not feel that it was necessary to mention that specifically for this use.

The above responses were submitted to the OCPB for their review on September 13, 2017.

Reviewing home based occupations in towns surrounding Bristol:

The information provided by the Secretary was not well formatted so she will clean it up and present again next month to the Town Board, Planning and ZBA Boards for review. The Planning Board is looking for written direction from the Town Board on this topic.

Other Business:

- **Authorization to combine parcels-from Real Property Tax:** The Planning Board reviewed the form sent over by Real Property tax and has a few comments.

- Inconsistence in wording between the sections on requirements; specifically 4. Parcels must be adjacent to each other and in Assessor's Acknowledgement statement the use of contiguous and not adjacent and the use of adjacent again in reasons request denied
- Under the section for RPTS Mapping the statement should read-Does Not Meet the Requirements for the Combination
- Question? Can there not be more than one reason for request denial? If so title should be Reasons Request Denied.
- Can Real Property Tax Mapping provide us with a list of required documentation from an applicant is necessary to complete the RPTS Parcel Combination Request form?
- They also would like to know how many towns and villages in Ontario County have adopted this form.

CEO report: Unable to provide due to computer problems in the town hall on the day the CEO put them together.

Next meeting will be on October 2, 2017

Meeting was adjourned,

Respectfully submitted,

Sandra Riker

Town of Bristol Planning & ZBA Secretary

The minutes of September 5, 2017 were approved with a motion by Bob Raeman and a second by Bob Drayn at the October 2nd meeting. All Board members agreed.