

Town of Bristol
Planning Board
Minutes October 1, 2018

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

Excused: Bob Raeman

Others Present: Jeff Fitts, Geoff Hanford, Mary Rae Huxoll

Minutes: The meeting minutes of August 6, 2018 were approved by Bob Drayn with a second by Bob Stryker. All Board members present approved.

Fitts Subdivision:

Mr. Fitts owns 50.384 acres on County Road 32 under tax map #137.00-2-4.000 a/k/a 7416 County Road 32. The acreage is divided by County Road 32 and it is his desire to sell off the 17.059 acres known as Parcel A on the south side of County Road 32, this portion of the property is undeveloped. The remaining Parcel B is on the north side of the road and has an existing house, garage and pond. The parcels are subject to the following:

- Easements granted to Rochester Gas & Electric.
- Gas Lease to D. W. Franchot & Company assigned to Honeoye Storage.
- Parcel A has an easement granted to Seneca Gorham Telephone for an underground cable.
- Parcel A may be subject to the rights of others for use of the original location of County Road 32 extending southwesterly through the parcel. The documentation for a formal abandonment of this area has not been recovered. (The neighboring property was granted a formal abandonment of this portion of the right of way in 1976.) Mr. Fitts said he did not think this should effect his being able to subdivide his parcel at this time.

The Board members found it confusing that there was a dotted land hook on the map connecting the parcel on both sides County Road 32 and that it was not included in the legend indicating its purpose.

The public hearing was opened and Mrs. Huxoll asked what the purpose of the subdivision is. Mr. Fitts replied to reduce his tax burden. She also wanted to know how many homes could be built on the 17 acre parcel. The Board advised that only one residence can be built on a single parcel. The 17 acres could be divided in the future allowing for more homes in the area. The town has a regulation that a 3 year period must be observed before future division of the parcel is allowed.

Mr. Fitts wanted to know if he chooses to subdivide again within the 3 to 10 year range could this be done with a tape map to avoid having the whole parcel resurveyed. The Board agreed that would be acceptable to them.

The public hearing was closed.

*Future Dates of Interest and
Activities*

*Next Planning Board meeting
November 5, 2018*

Agenda items

The Board then reviewed the EAF statement. It was noted that when using the eaf mapper the answer for #13 a. "Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?" The mapper answered yes, with the explanation that digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Mr. Fitts had answered no. It was suggested he change that answer to yes.

After completing section 2-impact assessment a Negative Declaration was declared through a motion made by Joann Rogers with a second by Bob Stryker. All Board members present agreed.

A motion was made by Patti Giordano that the Planning Board of the Town of Bristol conditionally approves the minor subdivision application of Jeff Fitts to divide his parcel known as tax map # 137.00-2-4.000 into 2 parcels. Parcel a being 17.059 acres and Parcel B will be 33.325 acres with house and pond, based on the comments received from the County Planning Board meeting of October 10, 2018. Bob Drayn seconded the motion and all Board members present agreed.

Other Business:

Scout Presentation: Present this evening is Mitchell Warner and his father. Mitchell is the Eagle Scout doing the pavilion in Patriot Park and thought that the Town Board would be present this evening. He shared his presentation with the Planning Board who all agreed he had done a great job. Mitchell and his father will back next week for the Town Board meeting.

SHPO (State Historic Preservation Office)-Question was raised if the Board should be looking at question 12 b of the SEQR document more closely in that so much of the town contains remnants of archeological value. The Board asked the Secretary to inquire how other towns are dealing with this.

CEO report: Of interest on the report is that another new home is being started in the town.

The Town of Bristol has entered an agreement with the Town of Canandaigua to keep our code office open. Code Officer Phil Sommer is no longer working for the Town of Bristol and as of now the Code Office is being covered by Sandra Riker, inputting the data and receiving applications that will be reviewed by zoning and code officers and inspections in their capacity as Code Officers for the Town of Bristol.

The meeting adjourned with a motion by Bob Drayn with a second by Joann Rogers.

Respectfully submitted,

Sandra Riker

Town of Bristol

Secretary to Planning & Zoning

the minutes of October 1, 2018 were approved with a motion made by Bob Drayn and a second by Bob Stryker at the December 3rd meeting. All Board members present agreed.

