

Town of Bristol
Planning Board
Minutes October 2, 2017

Future Dates of Interest

November 6 Planning Board Meeting

November 7 Election Day

November 13 Public Hearing for Draft Solar Law-Town Board Meeting

December 4 Joint Meeting Town Board, Planning and ZBA at 6:00 pm

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

Others Present: Fran Morgante, Eric Thomas, Ricky Bills, Pat & Rocco Venezia, and Tim Thomas

Minutes: The meeting minutes of September 5, 2017 were approved by Bob Raeman and a second by Bob Drayn. All Board members present approved.

Kennedy/Pappano Lot Line Adjustment: The Board had asked at the August meeting the status of the “old county road 32” was considered abandoned or “qualified abandoned” and who owns the road. After several months and the assistance of Tim McElligott of the County DPW it has been determined that the letter from Commissioner Wright written in March of 2002 states the County is no longer interested in that road deeming it abandoned and ownership defaults to the present owners of the lands being Mr. Kennedy and Mr. Pappano.

A motion was made by Bob Raeman with a second by Bob Stryker that the conditionally status of approval be removed as the Planning Board is satisfied that the status and ownership of the “old county road 32” has been proven with the letter written by the Ontario County Department of Public Works Commissioner Wright dated March 11, 2002, therefore the Planning Board approves the Lot Line Adjustment on parcel #124.00-2-41.000 belonging to Bruce Kennedy with 18.1 acres going to Steven Pappano and the remaining .8 acres to be retained by Bruce Kennedy to become a buffer for his parcel #124.00-2-36.000. All Board members agreed.

SEQRA for this application was declared a Negative Declaration at the August meeting of the Planning Board.

Thomas Main LLC minor subdivision: The lands owned by Eric Thomas on Dugway Road were previously subdivided in 2013 creating 3 lots of the originally 266.88 acres a/k/a 152.00-1-38.000 with the parent parcel known as parcel 1 being 233.87 acres in size. Mr. Thomas would now like to subdivide that parcel into 3 again resulting in parcel 1 being 180.554 acres and creating parcel 4 being 30.020 acres and parcel 5 being 13.297 acres. His intent is to retain parcel 1 and parcel 5 at this time and sell parcel 4 to a friend who will be using it for recreational purposes.

The Board inquired about the Stid Hill Road that will be adjacent to his parcel 5. Mr. Thomas said this is a qualified abandoned road that he has ownership of with an easement for the DEC to provide a walking path to the Stid Hill lands belonging to the State. The Board inquired if he had a gate on the road and he said no it was open to the top where the State has placed a gate. This is there access way to be able to

maintain the Stid Hill lands. He could turn it into a driveway for parcel 5 and still provide the easement for the DEC.

With regard to parcel 4 it is noted there is a driveway already in place.

The question was raised as to ownership of the originally parcel prior to Mr. Thomas and he stated it was John and Mary LoVetro.

The public hearing was opened by the Chair. Ricky Bills said he owns adjacent land to Mr. Thomas and was concerned about who the neighbors would be and their intent for the land use. After some discussion between Mr. Thomas and Mr. Bills they agreed all questions had been satisfied. There was no further comment from the public and the hearing was closed. The Board had no further questions.

The SEQRA statement for this application was reviewed and as a result a negative declaration was made with a motion by Bob Drayn and a second by Bob Raeman. All Board members agreed.

A motion was made by Bob Raeman with a second by Bob Drayn to approve the 3 lot subdivision of parcel 152.00-1-38.100 belonging to Eric Thomas a/k/a Thomas Main LLC consisting of parcel 4 being 30.020 acres in size, parcel 5 being 13.297 acres in size and the remaining parcel 1 will now be 180.887 acres. All Board members agreed.

Tim Thomas Site Plan: In August the Planning Board reviewed the site plan for Tim Thomas to place an accessory structure on his parcel at 4611 State Route 64 a/k/a 138.00-1-14.000 and after comments from County Planning Board had posed some questions of concern the Board had additional concerns they wanted addressed before granting approval of the site plan. Mr. Thomas has provided a revised site plan addressing the list of concerns stated below:

1. The site plan needs to be redrawn to make it accurate to where you are in the process of building this garage.
2. Drawings must reflect current drainage after installation of piping that you did a month or more ago.
3. All notes and drawings must match.
4. Where the garage is to be located is partially in steep slopes so the volume of water that will come down on to Route 64 both before and after the construction of the garage must be shown on the drawings
5. Detail must be shown as to how the volume of water coming down through your property will be diverted
6. Stabilization and regrading of stock piles must be included in the drawings
7. South side of the parcel must be shown where the berm is located.

The following comments were made by the Ontario County Planning Board at their July 12th meeting and should be included with your final drawings being submitted to the Planning Board as follows:

1. OCSWCD comments: Poor placement of silt fence east of site upslope of construction. Northern most stock pile is not protected during construction. Drainage way to the south running from east to west is not properly protected during and post construction. This may require check dam(s). Plan does not address stabilization during construction and regrading of stock piles after completion of retaining wall and building construction.
2. CRC comments: It is recommended that the referring board reference the specific details of the site plan documentation in any action it takes. Specifically, if the local board decides to

grant the approval it should be referenced as being based on the documents "sheet/page number ___ submitted by _____, signed by _____ and dated _____ to ensure that the garage space is used for storages as referenced currently. According to referral documentation the disturbance will be less than 1 acre. No heat or water will be supplied to the building. Building will be used for storage.

A public hearing was opened by the Planning Board Chair and there were no comments from the public present. The public hearing was closed and the Board had no further comment.

SEQRA for this application was reviewed. A motion was made by Patti Giordano that a negative declaration should be approved with a second by Joann Rogers. All present agreed.

A motion was made by Bob Raeman with a second by Patti Giordano to approve the revised site plan for Tim Thomas to build an accessory structure to be used for storage on his parcel #138.00-1-14.000 located at 4611 State Route 64 in the Town of Bristol. It is not necessary to include the suggested note for intended use recommended by the Ontario County Planning Board. All Board members agreed.

Draft Solar Law: The Board agreed that the comment from the OCPB regarding including the law as text in the current zoning regulations is a good idea as it will provide an easier reference for the Boards to use as well as applicants seeking information regarding the solar policy for the Town of Bristol. A suggestion was made to include in the text that a reminder note to the Board to include specific details for consideration of approval of an application.

A motion was made by Patti Giordano with a second by Bob Raeman that the Planning Board of the Town of Bristol would recommend consideration of this draft version of the Solar Law for Bristol be considered by the Town Board and set for a public hearing. The recommendation made by the OCPB to have the law included as a chapter in the current zoning regulations should be taken into consideration by the Town Board as well. All Board members agreed.

Home Occupations: The Chair said the information of home occupation activity in surrounding towns will be useful but the Planning Board would still like a directive from the Town Board as to what kind of activity should be allowed. The Secretary said she would share this with the Town Board at their next meeting.

Lot Line Adjustment Application: Adding the requirement of a tape or instrument map is included on the current application form was brought up at the August meeting of the Planning Board. The Chair asked that this be ready for the Board's review at their next meeting.

Next meeting date will be November 6th.

A motion to adjourn was made by Bob Drayn and all Board members agreed

Respectfully submitted,

Sandra Riker

Town of Bristol Planning & ZBA Secretary

The minutes of October 2, 2017 were approved with a motion by Bob Raeman with a second by Patti Giordano at the November 6, 2017 meeting. All present agreed with Sandra Riker voting as an alternate with the absence of Joann Rogers and Bob Stryker.