

Town of Bristol

Planning Board

Minutes December 3, 2018

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

Others Present: Jude Ellis, Scott & Becky Battle, Elisabeth Wallace

Minutes: The meeting minutes of October 1, 2018 were approved by Bob Drayn with a second by Bob Stryker. All Board members present approved.

Wallace 2 lot subdivision: She had inquired in the Code Office if it is possible to have more than one residence on a single parcel and was advised it was not and a minimum of 2 acres would be the necessary size to create a building lot for a single family residence in the Town. Elisabeth Wallace advised the Board that she would like to subdivide a 3.293 acre parcel off her 21.666 acre parcel located at 7275 Lane Road in Bristol. The purpose

of the subdivision is to provide a building lot for a home for her Mother. It was determined that the original request for a 2.911 acre parcel is not of sufficient size to provide for the minimum setback requirements for a single family residence in the A-C district of the town. The Town code requires a minimum of a 2 acre parcel and the setbacks necessary for a single family home are 75' from the rear lot line, 50' from each side, and 75' to the front right of way and a driveway cannot be placed closer than 10' from any lot line so she had her surveyor increase the acreage to 3.293 to be able to meet all required setbacks for a single family home in the A-C district of the Town of Bristol. Her intent is to have a single story home built with log siding to fit with the character of her home as well as the neighboring properties. She is not sure if it will be built on a slab foundation or a basement. The exact size of the home has not been determined but thought it would probably be about 1500 sq. ft. She mentioned that there is a row of evergreen at the road side of the parcel being subdivided and said she would leave them in place as screening for her Mother's home but also the neighbors' viewsheds.

The public hearing was opened by the Chair. When asked if anyone had any questions: Jude Ellis said she has no concerns now that has listened to what Elisabeth is intending to do. Becky Battle said she wants to be assured that all Code regulations will be followed. The Chair advised her that the Planning Board's duty is to approve or disapprove the subdivision and it would be up to the Code Office to enforce the zoning regulations at the time a building permit is issued. Scott Battle said his issue is one of privacy and the placement of the home is directly across the road from his home so if possible keep the new home as far to the northwest side of the lot as possible without infringing on the side lot line requirements. Elisabeth said the row of evergreens will be in front of the proposed home and should act as a buffer for Scott's line of sight of the new home. The public hearing was closed.

The Chair asked if any Board members had questions or concerns: Bob Stryker noted that the subdivision map did not provide topographical data making it impossible to know if steep slopes could be an issue in providing for the footprint of the home, placement of a septic system, well and driveway. Both the applicant and Jude Ellis agreed the steep slopes are farther back on the parcel and the area where the new lot is being created is of a gentler grade. Stryker provided a print out of an Oncor map of the parcel showing the topographic lines and agreed that steep slopes should not be an issue. There were no further questions or comments except for reminding the secretary Elisabeth would need to initial the changes in the size of the parcels on the application for subdivision. This was completed at this time.

The short form environmental assessment statement was addressed and a Negative Declaration was declared with a motion by Joann Rogers and a second by Patti Giordano. All Board members agreed.

*Future Dates of Interest and
Activities*

*Next Planning Board meeting
January 7, 2019*

Agenda items

A motion was made by Bob Stryker that after review of the topographic data for the parcel and the survey map presented the Planning Board of the Town of Bristol approve the two lot subdivision being requested by Elisabeth Wallace for lands belonging to Susan and Elisabeth Wallace at 7275 Lane Road into two parcels; parcel A being 3.293 acres in size and the remaining lands of 18.373 known as parcel B. A second was made by Joann Rogers and all board members present agreed.

Other Business: Board members and Chair for 2019: Bob Drayn presented the Board with a letter saying he did not wish to renew his term on the Board but is willing to stay on long enough into 2019 to find a new board member.

It will also be necessary to find a replacement for Board member Robert Raeman who passed away unexpectedly in October of this year.

The Secretary said she had placed a job opening opportunity on the Town Webpage under Job Opportunities and as of today had one reply. The Board as a group then suggested several people they would like contacted to see if they might be interested in a position on the Planning Board and asked the Secretary to extend the deadline for submission of applications until the middle of January, 2019. She agreed to do this and to place an ad in the Genesee Valley Penny saver, stating the first requirement that the applicant must be a Bristol Town resident.

Patti Giordano agreed to stay on as Chair for the coming year of 2019. The Board as a group thanked her for this and remarked on the wonderful job she does as the Chair of the Planning Board.

Other Business: Parcel Combination request does not have a fee associated with it. What would the Board like to recommend to the Town Board as a fee? The Board agreed they would recommend a \$50.00 fee as it would be in line with other fees associated with minor subdivision and lot line adjustments.

CEO report: The Secretary did not have the formal report made out but indicated November had been a quiet month and only five new permits were issued.

The meeting was then adjourned with a motion by all:

Respectfully submitted:

Sandra Riker

Planning and Zoning

The minutes of December 3, 2018 were reviewed and approved at the February 4, 2019 meeting with a motion by Bob Stryker and a second by Joann Rogers. Board approved as follows: Giordano aye, Rogers aye, Stryker aye and Justin Steinbach abstained as he was not a Board Member at that time.