

Town of Bristol
Planning Board
Minutes March 6, 2017

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

Excused: Bob Raeman

Others Present: Richard Rogers, Linda Drier, Pete Wojtas, Greg Westbrook, and Fran Morgante

Minutes: The joint meeting minutes of February 21st were approved by Bob Drayn and a second by Bob Stryker after revisions were made. All Board members approved. These minutes will be before the ZBA at their March 14th meeting for their approval as well.

Richard Rogers/Linda Drier parcel combination:

Mr. Rogers provided the Board with a map that was prepared for subdivision of the two parcels created in 2009 that had been approved by the Board at that time. The Board asked why the subdivision and Rogers replied they did that in preparation of building a home on the smaller parcel that has a gas well on it and banks are more likely to provide funding for a smaller parcel. There had been a dispute between family members regarding who had use of the well. He said that dispute has now been settled and his home is the only user of the gas well. Drier said they would like to put the two parcels back together so there will be more acreage to be farmed. The Board asked if the mobile home showing on the map was still on the parcel. She advised the Planning Board there is no longer a mobile home on the lands.

It was noted by the Board the total acreage of the two parcels was not shown on the map and there was a discrepancy in the amount of total acreage involved between the map presented and what was shown on parcel combination application by .4 acres.

The Board said they could not use this map as presented for a parcel combination but suggested that Rogers contact Jeremy Years, surveyor to provide him with an updated version showing the landhooks connecting the two parcels that represent a combination of lands; at the same time they asked him to add the total acreage of the two parcels. He would also need to have the surveyor provide a "Schedule A" that provides the legal description of the combined parcels.

The Board agreed to table the application until April providing Rogers and Drier time to contact the surveyor for the updated map.

Informational Meeting with Greg Westbrook regarding Bristol Valley Office Park:

Mr. Westbrook said he is the CEO of Clean Cove which is a renewable energy company that was incorporated in Delaware in 2013. They moved the business to New York State under the Start Up NY program associated with RIT. The business is currently affiliated with FLCC under the Start Up program initiated by the State of New York.

In 2016 they have created equipment that can take large amounts of organic matter that is generated on a dairy farm and or in the beverage and food industry for instance a microbrewery and extract it through anaerobic digester that converts the matter into methane that can then be used for making electricity.

Clear Cove will use the building primarily for storage and rebuild of test systems loaned to businesses and municipalities to demonstrate their equipment. This will take up approximately 1/5 of the building leaving an additional 17,000 square

feet of space for potential use. On Saturday March 4th there was an open house and Mr. Westbrook advised the Board that many ideas were suggested for the use of the additional space both manufacturing and office space. He and his partners would like to see the building used by tenants that will have long term leases with them.

Some of the suggestions for use were:

- Woodworking club of Canandaigua would like to setup part of manufacturing space for their equipment and use
- Car Club of Rochester would like to use some of the warehouse facility as storage space for their cars
- Shared Services with surrounding towns to Bristol for judicial services
- Sheriff Substation
- Boat and RV storage
- Microbrewery
- NYSERDA training center
- Partner with FLCC as a Start Up NY Site
- Walking trails out behind the building through the wetlands
- Event possibilities - lobster bake
- Partner with a solar company to create a community solar farm

Mr. Westbrook suggested to the Board perhaps they could consider establishing a multi-use overlay district for the light industrial area where the facility is located. He referenced the Town of Canandaigua's Route 332, County Road 10 and the East Lake Road from Lakeshore Drive to the G lot of FLCC, stating that the uses there are very broad under a MUO overlay district. Chairwoman Giordano said before taking that approach Mr. Westbrook and the Board should review what are the accepted uses both allowed and with a special use permit for the Light Industrial district as it is established.

The uses for a light industrial district are as follows:

Section V. Light Industrial (L-I) Use District

A. Permitted Uses:

No structure or part thereof shall be erected, altered or used, and no lot shall be used except for one (1) or more of the following uses: (Refer to Article Three, "Definitions")

1. Production and assembly operations.
2. Public Utilities/Facilities.
3. Research and Development laboratories.
4. Retail sales, excluding drive-in restaurants and vehicle sales and services.
5. Wholesaling and warehousing.

B. Permitted Accessory Uses:

1. Off street parking facilities in accordance with Article Seven of this Local Law.
2. Signs in accordance with Article Nine of this Local Law.
3. Fences.

C. Special Use Permits Required:

1. Adult Entertainment.
2. Banks.
3. Motels or hotels.
4. Motor vehicle service stations.
5. Parking lots, other than those required under Article Seven of this Local Law.
6. Restaurants.

Mr. Westbrook said he would prefer to not have to come before the Board every time there was a new tenant considered for the building. The Board agreed that as long as the tenants fit within the parameters of the allowed uses for light industrial it would not be necessary. However, if it were a use allowed with a special use permit then he would be required to go to the ZBA Board for a permit. With regard to outside lighting and signage it will be necessary to meet with the Board and provide a site plan for those applications.

The Board asked if he felt the space has adequate parking for all the things he suggested and he said while there is some parking designated at present there is a great deal of space where it could be expanded.

The Board also stated that the event concept might require a Use Variance requiring an application to the ZBA Board.

Other Business:

The Planning Board would like to know if the Town Board is looking for expansion of the uses or to tighten up what is allowed under a Home Occupation. The current definition of home professional occupation reads: ***Home Professional Occupation. The office of a member of a recognized profession when conducted in the resident's dwelling unit. Such occupations shall include, but not be limited to, those of doctors, lawyers, architects, engineers, artists, ministers and other recognized professional persons.***

The Planning Board is also anxious to get feedback from the Town Board regarding the proposed Draft Solar Law provided to the Town Board before their March 13th meeting in order for the Planning Board to precede in the desired direction the Town Board as in mind.

CEO Report was provided.

A motion was made by Bob Drayn with a second by Patti Giordano to close the meeting for this evening.

Respectfully submitted by,

Sandra Riker
Secretary to the Town of Bristol
Planning and Zoning Board of Appeals

As of March 8, 2017 Richard Rogers has decided to withdraw his parcel combination request.

The March 6, 2017 meeting minutes were approved with a motion by Bob Stryker and a second by Bob Drayn. All Board members agreed.