

Town of Bristol
Planning Board
Minutes March 4, 2019

Present: Patti Giordano, Justin Steinbach, Joann Rogers, Bob Stryker, Karen Ellmore and Secretary Sandra Riker

Others Present: Stephen Pappano

Minutes: The meeting minutes of February 4, 2019 were approved by Joann Rogers with a second by Bob Stryker. Board polled as follows: Giordano aye, Rogers aye, Stryker aye, Ellmore aye, and Steinbach aye.

Pappano Minor Subdivision: Stephen Pappano advised the Board he had recently purchased 17.999 acres from his neighbor Bruce Kennedy and now wishes to subdivide it into three parcels. Parcel A being 4.227 acres, Parcel B being 6.000 acres, and Parcel C being 7.772 acres in size. He has a buyer for Parcel B and Parcel C is on the market as

well. He will be retaining Parcel A and annexing it to his home parcel at 6555 Montanye Road.

It was observed by the Board that a lot of the requirements for a complete subdivision map were missing such as topography data, access to parcels as drawn, etc.

Chairwoman Giordano opened the public hearing and while the only public present was the applicant the hearing was closed.

The Board agreed to table the application until the next planning board meeting on April 1st as they felt the map presented was incomplete at that time they will reopen the public hearing. They would like the surveyor to review the submittal information found on the minor subdivision application and address all items 1-23 with special attention to numbers 10, 11, 13, 19, and 23. If some of the 23 items are not applicable please make reference to that on the map. Additionally they would like to see the entire parcel at 6555 Montanye Road a/k/a 124.00-2-41.120 that Parcel A will be annexed to when the subdivision is finally approved.

Other Business: procedures for updating zoning regulations of 2011:

- Justin will pull out action items found in the Comprehensive Plan related to the zoning initiative
- Patti Giordano will contact Marty Snyder of the ZBA to arrange for a joint meeting of the planning and zba boards to work on the project
- Before the next meeting the Chair would like the Board members to look at Article 10 for each district as to the permitted uses and those requiring a special use permit
- Look at Article 18 regarding the handling of special use permits involving both Boards-a few of the towns around us that are still using that method are considering make a change so the special use permits are dealt with only by the Planning Board-Under 274B of NYS Law "Approval of special use permits. The town board may, as part of a zoning ordinance or local law adopted pursuant to this article or other enabling law, authorize the planning board or such other administrative body that it shall designate to grant special use permits as set forth in such zoning ordinance or local law."
- With regard to the new SEQRA regulations as of January 2019-applicants are asked to address SHPO (State Historical Preservation Office) requirements to verify that there are no historical, archeological or

Future Dates of Interest and Activities

*Next Planning Board meeting
April 1 2019*

*Continuation of Pappano minor
subdivision*

*Discussion regarding zoning
changes based on
Comprehensive Plan update*

cultural resources to be effected by the application at hand. The Board asked that the secretary reach out to Terry Saxby of Ontario County Planning to assist with providing a map showing potential sites in the town of Bristol.

Code Office report: was reviewed.

A motion to adjourn was made by Karen Ellmore with a second by Justin Steinbach.

Respectfully submitted,

*Sandra Riker
Town of Bristol
Planning and ZBA Secretary*

The minutes of March 4, 2019 were accepted with a motion by Karen Ellmore and second by Bob Stryker. All members present agreed.