

## Town of Bristol Planning Board Minutes April 1, 2019

### *Future Dates of Interest and Activities*

*Next Joint Meeting of Planning  
and ZBA – May 21, 2019*

*Guest Speaker-Pilar McKay of  
the Cornell Cooperative  
Extension*

*Creating definitions and intent  
statements for all districts*

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

ZBA Board: Marty Snyder, Jen Sanford, Steve Smiley, Donna Beretta, and John Krebbeks

Excused: Joann Rogers

Others Present: Stephen Pappano, Dave Simolo, Cat Cohen, and Liz Smith,

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

Pappano Minor Subdivision: This meeting is a continuation of the public hearing opened last month at the March 4<sup>th</sup> meeting of the Planning Board. The Board had asked for the survey map to be updated:

- to include the whole parcel belonging to Mr. Pappano at 6555 Montanye Road
- the acreage being divided to show elevations and characteristics and any structures on that parcel

Having no comments from the public present the hearing was closed.

It was agreed that lot A will be merged with 6555 Montanye Road providing accessibility for parcel A, lot B is a standalone piece and concern was raised by Bob Stryker that while it has a large amount of frontage on County Road 32 driveway access has not been approved at the County level, and lot C has access off Day Road.

SEQRA impact assessment was completed by the Board and all 12 questions were answered no resulting in a Negative Declaration being declared with a motion by Patti Giordano and a second by Justin Steinbach. All Planning Board members present agreed.

***A motion was made by Justin Steinbach with a second by Karen Ellmore to approve the 3 lot subdivision of the parcel known as 124.00-2-41.200 owned by Faith and Stephen Pappano into 3 parcels consisting of:***

- ***Lot A being 4.227 acres will be combined with the adjacent parcel at 6555 Montanye Road also owned by the Pappano's that is 3.462 acres creating a new parcel totaling 7.689 acres after the parcel combination is completed,***
- ***Lot B being 6.000 acres with the comment there is no guarantee by the Planning Board that this parcel may be considered a buildable lot due to the possible lack of accessibility from County Road 32, and***
- ***Lot C being 7.772 acres will be accessible from Day Road.***

***The Board polled as follows: Giordano aye, Ellmore aye, Steinbach aye, and Stryker aye. Joann Rogers was excused from this meeting.***

**Joint Meeting of Planning and ZBA to start work on zoning to fit with the newly adopted Comprehensive Plan: notes taken by Donna Beretta:**

Initiatives: Incorporate goals of the comprehensive plan into planning and zoning.

Boards should start with zoning map, and compare districts to the comprehensive plan.

Zoning should conform to the comprehensive plan with regard to districts and land use.

Possible change to create a multi-use zone along Route 64 South from Lee Road to the South Bristol line: County Rd. 32, Lee Rd. and Route 64 discussed for commercial business, light industrial; Route 64 - Bristol Center will capture the most traffic; South end of Rt. 64 may be retail and light mixed use. A review of the wetlands and steep slopes in these areas should be taken into consideration.

Board discussed some discrepancies with the future land use map, such as vacant land, open spaces etc. that are not actually available but are farm lands.

It is important in making changes to the present district classifications wording is very important. Rather than changing the current districts perhaps we should look at including Overlay districts.

Boards were asked to prepare for the May 21<sup>st</sup> meeting: For each of the districts find a definition and create a statement of intent that would be compatible with it. This would go at the top of each district listed in Article 10 above permitted uses, permitted accessory uses, and special use permit required.

Definitions can be found by looking at other towns or in our own definitions.

The Boards in turn would submit their comments to Patti and Marty to be formulated.

Planning Board – to take districts:	ZBA:
Agricultural-Conservation,	Community Business
Low Density Residential	Light Industrial
Medium Density Residential	Manufactured/Mobile Home

A motion to adjourn was made by Karen Ellmore with a second by Patti Giordano.

Respectfully submitted by,

Sandra Riker and Donna Beretta

The above minutes were approved on May 21, 2019 with a motion by Karen Elmore and a second by Bob Stryker. All Board members present approved.