

Town of Bristol  
Planning Board  
September 7, 2021

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

**Others Present:** Bill Coe, Barbara and Chris Peck joined via Zoom

**Minutes:** The minutes of July 7, 2021 were accepted with a motion by Joann Rogers with a second by Justin Steinbach. All Board members present agreed.

**Updated Site Plan Review for 4939 State Rt. 64**

Bill Coe advised the Board this site plan was previously approved on November 6, 2017 but he was unable to start the project until this year. Code Officer Jensen requested he should have an updated Site Plan approval after following the more recent guidelines for driveway conditions on a State road. Coe then reached out to Greg Trost of the state highway department for the application to complete the work necessary to upgrade the driveway by paving the 30' section that enters onto the right of way to the State Road and ensuring that gravel does not wash into the highway.

The public hearing was opened with no comment from the public present. The Board responded with a comment noting the site data was blocked out and unreadable suggested that Mr. Coe reach out to Bill Grove for a clean version to compare to the original approved version from 2017 that had been approved by that Board and signed by Patti Giordano. The public hearing was then closed.

Further comments from the Board were with regard to the Variance granted in 2017, the Secretary told the Board that the Variance was reviewed by Code Officer Jensen and did not ask to have that updated.

***SEQRA was reviewed and a Negative Declaration was made by Bob Stryker and a second by Joann Rogers. All Board members agreed.***

***A motion was made by Joann Rogers with a second by Justin Steinbach to have Mr. Coe provide a clean version of the Site Plan for comparison and that the Area Variance is current prior to Chairwoman signing approval of the application presented today, September 7, 2021. All Board members agreed.***

**Minor Subdivision of lands at 4976 State Rt 64:**

Christopher and Barbara Peck of 4976 State Rt 64 wish to subdivide a 10 acre parcel off of 55.774 acres owned by them on State Rt 64. The Board inquired about the distance from the building on their home parcel to the side lot line of lot 2, it is noted there is adequate distance.

A question was raised about the distance from their existing septic system and noted that there is nothing in our current zoning regulations with regard to that distance.

With regard to #16 of SEQRA -100-year flood plane their answer was no but it has been determined they are within the 100-year flood plane. The Board asked if the Peck have flood insurance and they replied they have never been asked to get the insurance. There were no further questions from the Board.

The public hearing was opened with no comments and then closed.

SEQRA was reviewed by The Board and a Neg Declaration was made by Joann Rogers with a second by Bob Stryker. All Board members agreed.

A motion was made by Patti Giordano with a second by Justin Steinbach to approve the two lot subdivision for Christopher and Barbara Peck dividing tax parcel #152.00-1-5.121 into lot 1 being 45.774 acres and retained by the Pecks and lot 2 being 10.00 acres for future sale. All Board members agreed.

Other Business: Board inquired if Attorney Kenyon had reviewed the draft BESS Law. The Secretary said she had not heard anything from him as of now.

Chairwoman Ellmore said she would not be available to Chair the next meeting on October 4, 2021 and asked to have someone take over that evening. Justin Steinbach said he should be able to do that.

CEO Report: 3 new permits, 11 inspections, and 5 completions for the month of August.

Meeting was adjourned by Karen Ellmore.

Respectfully submitted,

*Sandra Riker*

Town of Bristol  
Planning and ZBA Secretary