

Town of Bristol
Planning Board

Zoom Meeting
April 4, 2022

Members Present: Karen Ellmore, Joann Rogers, and Secretary Sandra Riker

Members Present via Zoom: Justin Steinbach, Patti Giordano, and Bob Stryker

Others Present via Zoom: Nat Vander Wal, Mary Ellen Eckert, Carlos Torres,

Minutes: Planning Board Minutes approved with the changes made to reflect comments by Robert Stryker and the correction of Gov. Hochul name with a motion by Justin Steinbach and a second by Patti Giordano. All Board members agreed

Minor Subdivision 4963 Morrow Hill Road: Chairwoman Ellmore asked the applicant to briefly explain the reason for this meeting. Mary Ellen Eckert advised the Board she and her husband wish to subdivide the parcel owned by them into 2. Parcel 1 for development now and Part 2 later for their family. The Eckerts recently received the Area Variances necessary for the reduction in lot frontage of both parcels to be less than the 200' required by the Town of Bristol code.

Chairwoman Ellmore asked if the board had any comments or concerns about the updated map provided for them tonight.

- Justin Steinbach noted the Right to Farm statement as well as the Quality of Water in the town were missing. Secretary Riker said she had an email from Roy Garfinkel of BME associates to add the statements using a stamp the Code Office as available.
- Joann Rogers was concerned with the erosion of the land to the west of the existing driveway on lot 2. She also wished to see Site distance details for driveways on lot 1 and lot2 included.
- Chairwoman Ellmore added she would like to see actual details included for lot 2 as provided for lot 1.

Public Hearing opened by the Chairwoman and having no additional comments from the Board or any public present or on Zoom closed the hearing.

Seqra was reviewed by the Board with Part 2-Impact Assessment: all board members agreed that questions 1-11 were all of No, or small impact may occur resulting in a significant adverse environmental impact. ***Justin Steinbach made the motion to approve a Negative Declaration with a second by Patti Giordano.***

The motion was made by Karen Ellmore with a second by Justin Steinbach to approve the subdivision contingent on providing an updated map to include detail for lot 2 of Chapter 300-9 B. Preliminary Checklist to include details to: (11) Contours at vertical intervals of five feet as determined from a topographic survey map of the U.S. Geological Survey. In the case of steep or unusual tracts, the

Planning Board may require contours at such lesser intervals as it finds necessary for study and planning of the tract.

(12)

Location and description of all swales, ponds, basins, fences, dikes, or other devices required to control soil erosion and sedimentation.

(13)

All existing watercourses, tree masses and other significant natural features.

During any future improvement to lot # 2 all applicable standards to be complied with including the stabilization of the driveway and the adjacent gulley as well as compliance with line of sight.

As well as making sure the Right to Farm Law and Water Statements are included on the map provided for review.

All Board voted aye, and none were opposed.

Meeting adjourned with a motion by Karen Ellmore.

Respectfully submitted,

Sandra Riker

Town of Bristol

Planning Board

Minutes of this meeting were approved on 6/6/2022 with a motion by Justin Steinbach and a second by Joann Rogers. All present agreed.