

**Town of Bristol  
Planning Board  
October 5, 2020**

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

Bob Stryker: excused

**Others present:** Charlene Flieger, Thomas Knapp, Greg Aiken, Dede and Stan Colwell

**Minutes:** The minutes of September 8<sup>th</sup> were reviewed and the following corrections needed to be made: Date was September 8 not the 3<sup>rd</sup> as written, Patti Giordano was not present. A motion was made by Justin Steinbach to accept the minutes as corrected with a second by Joann Rogers. All present agreed.

Flieger and Knapp minor Subdivision: It is noted that the Colwells and Mr. Aiken are Bristol Residents but not neighbors of the subdivision being presented. Ms. Flieger provided the Board with background to the application. The 10-acre parcel was once two separate lots that she had combined and now wishes to make them separate lots again.

Chairman Ellmore commented on the quality of the map being provided stating one of the most complete maps that has been before the Board since she came to the Planning Board. Other Board members agreed.

A question was asked regarding the dotted line by the north boundary of lot 1. Ms. Flieger explained it was a previous deed line and it does not affect the current subdivision. It was noted that both the Area to the Centerline of the Road and the Area to the Right of Way are listed on the map for both parcels Lot 1 and Lot 2 and when this is filed that the acreage to the Right of Way be used as what the tax assessment is based on not to the Centerline of the Road. The Chair asked if there were any other questions from the Board and there were none.

Public hearing was opened and no one present wished to speak. Hearing was closed.

SEQR was reviewed and a Negative Declaration was made with a motion by Justin Steinbach and a second by Patti Giordano. All Board members present agreed.

A motion was made by Patti Giordano to approve the two-lot subdivision of parcel #150.00-3-43.111 consisting of 10.316 acres to the R.O.W. to be divided into Lot 1 being 5.477 acres and Lot 2 being 4.839 acres to the R.O.W... A second was made by Justin Steinbach and all Board members present agreed.

Dr. Bruce Gilman-Natural Resources Study for Bristol: The Board felt the Secretary did a good job of capturing the review of Dr. Gilman's study and look forward to using it when making decisions regarding future land use development. The Secretary raised the question as to what is the right way to include his study into the current Comprehensive Plan. It was agreed it will be added as an appendix to the Comp Plan. Justin agreed to update the table of contents of the comp plan to include the appendix. The secretary will double check with County Planning if it requires the Board to submit it to the OCPB for the review and will reach out to the Town Attorney if a public hearing is necessary for the Board to submit the changes to the document with the Town Board. The Secretary would also like to add it to the Town Webpage as a Stand-Alone document.

Review of Solar Law: It was agreed that both this and the discussion on Battery Storage will be postponed until a joint meeting with the ZBA can be accomplished. Tentatively set for October 20, 2020. It will be necessary to do as a hybrid meeting using Zoom as a platform. Chairman Ellmore will continue work on the decommissioning part of the document, while Chairman Snyder will be looking at setbacks using other towns around us as comparisons. Justin's thoughts will be reviewed and he is being asked to continue on with this project. The Secretary will contact Haylee Ferington of GFLRPC for more information regarding decommissioning.

Other Business: Local Law 4 of 2020 Accessory Structure regulations for construction, placement and use of Accessory Buildings with in the town of Bristol to be presented to the Town Board for public hearing at their November 13<sup>th</sup>. The Planning Board has requested a change be made to Article Six-Provisions applicable to all districts-Section IX of LL #3 of the laws of 2011; (6) by adding:

{Accessory buildings located on parcels having a principal use building may be used for home occupations as defined in the Town of Bristol Zoning Regulations.}

A motion was made by Justin Steinbach with a second by Patti Giordano to accept the draft Local LL 4 of 2020 with the additional changes made to (6). All Board members agreed.

Code Office: 3 new permits, 6 c of c, and 11 inspections for the month of September.

Motion to adjourn the meeting was made by Karen Ellmore with a second by Patti Giordano.

Respectfully submitted,

*Sandra Riker*

Town of Bristol  
Planning and Zoning Assistant

11/5/2020 The minutes of October 5<sup>th</sup> were approved as written with a motion by Patti Giordano and a second by Justin Steinbach. All present agreed.