

Town of Bristol

Planning Board Minutes of April 6, 2020

Meeting held via Zoom in response to Covid-19

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

Others present: Jen Van Houten, Corey Figueiredo, Christopher Simmons and Dave Simolo, Surveyor

Minutes: The minutes of March 2nd were reviewed. Patti Giordano made a motion to accept the minutes with a correction to be included. Justin Steinbach seconded the motion and all Board members agreed. A roll call vote was taken as follows: Ellmore aye, Steinbach aye, Giordano aye, Rogers aye, and Stryker aye.

Lot Line Adjustment:

Mr. Simmons thanked the Board for making the arrangements for this meeting to enable continuing his request for a lot line adjustment at 5277 South Hill Road in the Town of Bristol. He then advised the Board that Dave Simolo and Corey Figueiredo were better suited to answer questions from the Board. Mr. Simolo advised the Board in answer to their requests certain features were added to the Preliminary map provided.

- # 7. Regarding all buildings within 75' of the lot line adjustment he added the ponds and outbuilding on the adjacent Smith Parcel #151.00-1-35.211
- #8. Regarding the wells and septic on this and contiguous properties within 100 feet of the lot line adjustment; he added the well and septic system on the Simmons parcel #151.00-1-35.310 (the parcel where the lot line adjustment is being done.
- #11. Regarding location and description of all swales, ponds, fences, dikes or other devices required to control soil and erosion and sedimentation within 50' of the lot line adjustment; this was answered with the additions to comply with #7 above.

- 14. All existing property lines, easements and rights-of-way with appropriate liver and page along with the purpose for which the easements or rights-of-way have been established; under Notes #2 states the property may be subject to a utility easement at L464 D151.

Chairman Ellmore asked if the Board had any other concerns: Corey Figueiredo said the larger scale map (which is a copy of the actual tax map provided by Oncor) shows the entire parcel 152.00-1-64.110 belonging to Mr. Simmons and where parcel B # 151.00-1-35.100 of 7.174 acres will be annexed to the larger parcel which has road frontage of 300' making parcel B not a land locked parcel.

The Board said they did not see where the statement concerning the Town of Bristol is not responsible for the quality or quantity of the water in the Town; it is found under Notes: #4.

It was agreed that all outstanding issues had been addressed.

Chairman Ellmore then addressed SEQRA and after the review of all items: ***A Negative Declaration was made with a motion by Joann Rogers with a second by Bob Stryker. Roll call vote as follows: Ellmore aye, Steinbach aye, Rogers aye, Giordano aye, and Stryker aye.***

There were some questions raised about the larger map provided and Mr. Simolo said this encompasses all the additional acreage owned by Mr. Simmons and was taken from the tax map provided in Ontario County Oncor and there are some additional lines on that map that are not pertinent to this application, however the "Z" hooks show the connection between the two parcels in question. Chairman Ellmore said the "Z" hooks do match up as they are shown. Board member Steinbach said this should be enough for County mapping to show the new boundaries of parcel B 151.00-1-35.100 and 152.0-1-64.110 combined.

A motion was made by Justin Steinbach that the Planning Board of the Town of Bristol approve the lot line adjustment requested by Mr. Simmons in this application dated February 7, 2020. A second was made

by Patti Giordano. The Board polled as follows: Steinbach aye, Rogers aye, Giordano aye, Stryker aye, and Ellmore aye.

Other Business: Secretary reminded the Board they need to work on their assignments for General Code 360 as our deadline to submit our answers to the Secretary for compilation is May 1st. She will resend the list of assignments provided earlier in the year by Chairman Ellmore to aid them in their work.

Code Report: none provided.

A motion was made by Chairman Ellmore to adjourn the meeting.

Respectfully submitted,

Sandra Riker

Town of Bristol
Planning and Zoning Assistant