



Town of South Bristol
6500 Gannett Hill Road West
Naples, New York 14512-9216
585.374.6341

Planning Board Meeting Agenda Updated 5/14/18

Wednesday, May 16, 2018

7:00 p.m.

Call to Order

Pledge of Allegiance

Reading of Vision Statement

Preserve and protect our safe, clean, naturally beautiful rural and scenic environment with carefully and fairly planned commercial, residential, agricultural and recreational development.

Minutes

Approval of April 18, 2018 Planning Board Meeting Minutes

New Business

Preliminary Site Plan Approval Application #2018-0003

Owners: Robert & Pamela Sands / Seneca Point Properties LLC

Property: 5735 Seneca Point Road - Primary Residence

Tax Map #: 178.07-1-2.100

Ski Valley Proposal by Kyle Hauf

Public Hearing

Application #2018-0001, 5721 Seneca Point Road, Jones Beach LLC

Public hearing continued to June 20, 2018

Other

Motion to Adjourn

Town of South Bristol Planning Board Meeting Minutes Wednesday, May 16, 2018

Present: Mary Ann Bachman
James Ely
Ralph Endres
Ann Jacobs
Ann Marie Rotter
Sam Seymour
Michael Staub
Rodney Terminello

Excused: Bessie Tyrrell

Guests: Rob & Pamela Sands
Jeremy & Cathy Fields
John Meyer, Meyer & Meyer Architecture
Nancy Sedecki, RA, Meyer & Meyer Architecture
Marisa Sasso, Meyer & Meyer Architecture
Mark Wintringer, Meyer & Meyer Architecture
Erin Joyce,
Anthony Venezia, Venezia & Venezia
Bill Grove, P.E.
Kyle Hauf
Tom Hauf
Nancy Bills
Gail Boland
Barbara Howard
Phil Sommer, Code Enforcement Officer
Keith English, Deputy CEO
Judy Voss, Town Clerk

Call to Order

The meeting of the Town of South Bristol Planning Board was called to order at 7:00 p.m., followed by the Pledge of Allegiance. All board members were present except for Bessie Tyrrell.

Reading of Vision Statement

Board member, Ann Jacobs, then read the Comprehensive Plan Vision Statement.

Minutes

Chairperson Ely called for a motion to adjourn the approval of April 18, 2018 meeting minutes until June meeting. James Ely made said motion which was seconded by Michael Staub. The motion was unanimously accepted by all board members present.

Chairman Ely: I want to mention to the Board why the application for the Jones site plan is not before us tonight. The Jones team to their credit made some substantial revisions to their site plan in an attempt to respond to some of the concerns that had been raised at our last meeting. Unfortunately, these revisions did not reach our Code Office until past the deadline for submission and at a time when our Code Officer simply could not review them. I was certain that this Board would not want to proceed without the input from our Code Officer and also possibly have to refer this to George Barden or Kevin Olvany. I made the decision, I am sure disappointing to the proponents, that we would continue the public hearing on the Jones property until the June meeting. Many of them were coming from out of town and I did not want to have them come to a meeting we could not make any decision.

Ralph Endres: Is it possible that these plans are so revised that they need to go back to County?

Chairman Ely: That is a question that I would be considering. It crossed my mind, yes, Ralph. I consulted with Phil and he has not really had any opportunity to focus on them fully. County declined the opportunity to review the last revised plans made by the Jones team and referred it to Kevin Olvany. County certainly would refer them to Kevin, but I will keep that in mind. If they are substantial, then they would have to go back to County. As far as I understand, the plans they would all be changes more positive to some of the concerns raised here the other night. That gives you a brief explanation why the Jones application is not before us tonight.

New Business

Preliminary Site Plan Approval Application #2018-0003

Owners: Robert & Pamela Sands / Seneca Point Properties LLC

Property #: 5735 Seneca Point Road ó Primary Residence

Tax Map #: 178.07-1-2.100

Chairman Ely: Let us turn to the Sands application. You may recall at our last meeting we granted site plan approval for the guest house across Seneca Point Road, and that issue is not before us tonight. Tonight is the main house, if you will, and the pedestrian tunnel that goes with it. You have site plans that have been submitted for your perusal. I am going to turn it over to the team. Again, please introduce yourself for the record.

John Meyer: I am John Meyer. My company Meyer and Meyer architects are working for the Sands on their beautiful piece of property. Rob and Pam are here with us tonight as they are for all of our meetings. The other people that I brought with me are Nancy Sedecki the job captain architect from our office, Marisa Sasso, another architect that is responsible for material coordination, Mark Wintringer, another job captain from my office with a specialty in structural and building construction. The rest of the team that is here with me is Erin Joyce, who is our civil engineer who has done a lot of the work here tonight. Jeremy Fields, just minutes away, is our site coordinator and Bill Grove is our septic person.

I know we went through this briefly last time, but to explain it in overall terms before people get into more specifics. It is a beautiful large piece of property with a large waterfront facing south beautifully oriented. What you approved last time we were here was a guest house across Seneca Point Road. We were asked by the owners to develop this as a park-like area in that the guest house backs up into the woods where there is a waterfall and streams. It a very beautiful little piece of woodland property. Right on access across the way is the siting for the main house along the water with all the development of the

waterfront activities and boating activities and because it is such a deep piece of property there is a large area in-between that was developed as lawns and playing fields with a couple golf greens, boules and some crochet areas so that it is really a wonderful environment for the summer and for the year round.

The owners gave me three things to do.

One was to build a really beautiful building and use the best materials we can have. To that end we have cut granite and copper and slate roofs. We worked very hard to construct something that fits into the site and landscape as well as possible.

The second thing that they told us is respect the town's guidelines. Build this right. Do what you have to make sure that you are in keeping with what the town is requiring. Phil has been strict, but he also has been very helpful. I hope we have been able to achieve that.

The last thing before I sit down. They also asked us to be very respectful to their neighbors and to that end the lakefront is everything besides the materials and landscaping and all the other pieces that they had us put together. We took the setback line in front of it and moved the main structure back twenty-five to thirty feet back beyond that just to make that the neighbors on the other side their lake views would be unobstructed and clear. That is the broad stroke analysis. Nancy will fill in some of the details.

Nancy Sedecki: Hi everyone. I am Nancy Sedecki with Meyer and Meyer. I will go through the architectural portion of the site plan, walk through the overall layout, review the plantings and landscape lighting. We also did some studies of what the view would be like from the neighbors to make sure that the property does not infringe on any neighboring views. I am going to do that as well and then I will hand over the presentation to Erin Joyce who cover the drainage and floodplain involvement of the project. Bill Grove can cover the septic and then Jeremy Fields when he arrives we will cover the construction sequencing and staging and address any concerns for the neighbors with the ongoing construction activity as well as review the tunnel at the end of the presentation.

Ralph Endres: In this initial presentation you said that the house is located fifty feet back. Is that from the original house?

Nancy Sedecki: Is this the comments from LaBella the fifty feet or are you talking about John Meyer?

Ralph Endres: John Meyer.

Nancy Sedecki: The setback line is here so the main house line is back here at this point which is the closest distance setback is twenty-five feet back. We really pushed it back from the lakefront. If you can see in this plan, this is the neighboring house there and here. You sort of get a feel for how it is not in front of their views. You will get a better sense when I have some views here that I will show you anyhow.

Ralph Endres: Okay. Thank you.

Nancy Sedecki: This is both 5735 Seneca Point Road and 5734 Seneca Point Road. Seneca Point Road is here and running north south in the middle of the sheet. The property we are talking about today includes this parcel as well as this parcel. That is the total lot. Here is again the property of Seneca Point Road running north south along the left side of the page. Canandaigua Lake is on the right. Main entry gate here as you arrive, a driveway with a big lawn in front, site walls here, the main house is right here with a

pool patio in the back. To north side of the property is an intermittent stream and there is a driveway, drive port on the north and south side of the property. As you approach these are some hand drawn elevation by John Meyer showing the character we are looking for on the house. This is the entry view as you arrive and this is the view from the lake. We are using as John mentioned all natural materials. It is important to Sands that this be a legacy project that it lasts for many years. The stone, slate, and copper are going to last for hundreds of years.

The next thing I have is the planting plan. One thing that is key with the planting plan is there is a large six foot caliper sycamore tree on the property. Right here you can see the large tree canopy. It is very important to the Sands to keep that. It is a beautiful specimen and it is gorgeous as you approach the property. We had an arborist come out and take a look at it, Dr. Marion. They dug up the roots and made sure the location of the driveway would not interfere in any way with the root structure of the tree. They are supportive of the location. In terms of the planting strategy we are looking to keep a lot of the privacy hedges along the property line here. There are arborvitae planted. The intention is to keep those on the south side of the property, again keeping and filling and matching where there are gaps. Along the north side again a privacy hedge is proposed there. Arborvitae is proposed there. We have nine evergreens on the property that we are keeping. There are also proposed deciduous trees here along the driveway approach. At the site walls here on the front we low shrub planting that is nursery grown noninvasive species there. On the north side of the property there is a proposed woodland garden with terrace walls. Again they would be nursery grown noninvasive species to just look natural part of the landscape.

For the landscape lighting the approach is similar to what we proposed for 5734, soft ambient lighting. No up lighting proposed except for one area where we felt that it was special, which is the sycamore tree. Everywhere else the intention of the lighting is to be there for safety, way finding, and to provide soft ambient glow without shining lights in boats eyes and in the street. As you approach the entry gate here we have a soft lantern light at the gate posts. Then as you come in the tree would be up lite and soft lighting along these site walls as you enter the drive port. Anywhere we have green roofs here that you would drive under. Those would have lighting as well as any garage or doorway which is required by code. The pool light would be within the pool so there will be lighting there and then there is a small bridge over here to get to the boat house that would have lights under the bridge again just a soft glow.

The last thing I want to touch upon was the neighboring views.

Mary Ann Bachman: Could I ask a question about the lighting? Any of it motion lighting in particular on Seneca Point Road the entrance? Is that motion lighting?

Nancy Sedecki: No. That would not be motion lighting. We would have that on a timer in the evening. So I will show you. We had Anthony Venezia survey two neighboring points. We took a photo from this neighbor's porch and this neighbor's porch to make sure that the property would not interfere with the lake view and we are convinced that it doesn't. We have the most defoliated winter view. We went there today and it is totally filled in and beautiful. Here we are looking from 5736. The one south of the property before and after now this tree is really filled in. The other view that is north which is here. The one thing that is different is the boat house. There was a boat house there and they are reconstructing it under a separate permit. The before view does not show the boat house and the after view does, but of course, that was there to begin with.

Chairman Ely: Is the boat house the same dimension as the old one?

Nancy Sedecki: Yes.

Rodney Terminello: You are taking shots from their porch. What about if they are in the house though?

Nancy Sedecki: We can do that. I do not have those with us.

Rodney Terminello: On one side you have a lot of trees. The neighbor is not going to see too much of the house from that point of view, right but then this here the house is back this way, right? That arrow is where the porch is correct?

Nancy Sedecki: Yes. Exactly.

Rodney Terminello: That house is behind that, right? To the left of that?

Nancy Sedecki: Yes. This is a diagram.

Rodney Terminello: My question is there is a parking lot right there. Are they going to see the parking lot because you have trees on the other side?

Nancy Sedecki: This parking lot. No. This is the privacy hedge that there now is actually quite tall when it is existing and there are some trees here as well. That is important I think to both neighbors.

John Meyer: I think it is a one story house and the hedges are twelve feet tall.

Nancy Sedecki: I will hand this over to Erin who will cover the civil part of the project.

Erin Joyce: Good evening Erin Joyce with Joyce Consulting Group and also Venezia and Associates. Good evening everyone.

So Nancy went through a lot of the features of the house from a utility service perspective for the site. The house itself will be getting water similarly as the guest house, a lake draw. The guest house water and the main house water will both be coming in on the north side of the parcel. They will be separate intakes for the two properties. The water service for the main house will come in along the north side of the house here, and as we have shown in previous section the guest house water service will continue through and the guest house will have an easement associated with it. The two water intakes will be close together on the north side of the property. The septic system is going to be located as far as we can be from the lake. It is right along Seneca Point Road in this general area on the southwest portion of the site. From a storm water perspective we are basically just trying to catch everything we can from hard surfaces from the roof, impervious, driveways, patios, parking areas collect it put it underground into infiltration systems. We have stone infiltration trenches. We have permeable driveways with stone infiltration areas underneath them. Drywells basically give the water a chance to infiltrate them naturally and then in the event there is a significant amount of rain in the infiltration area capacity is exceeded it would be allowed to flow off the site. Those flow points would be either towards the stream to the north. There are a couple of overflow points on the north and a single overflow point down on the south side of the parcel. Those overflow points would be used in the event that there is a larger rain storm and the capacity of our infiltration areas is exceeded. The other point that Nancy had mentioned that we are developing a portion of the property that is within the floodplain. There is an area which we have hatched on the northeast side of the parcel

within the floodplain where we will be raising the grade to put in a patio. We are actually going to be creating an area that is hollowed out below the patio so we are not effectively filling. We are just creating an elevated patio above the floodplain so that no floodwater would be dispersed in the event of a flood event. It is going to be a hollow grade that the floodwater would not be dispersed onto other properties. I think from an overall utility perspective that is kind of the gist. The electrical service is going to come in from Seneca Point Road. The transformer is located near the road and it will run underground to the house. Similarly there is a proposed propane tank storage on the south side that would be in this area behind these privacy that would be feeding it to the southern side of the house as well.

Michael Staub: Is that for both structures?

Erin Joyce: The guest house has its own.

Ralph Endres: Heating is done with propane?

Erin Joyce: Yes.

Jeremy Fields: Correct.

Rodney Terminello: How close is that house to the guest house?

Erin Joyce: This absorption area? The guest house is situate. I do not know actually how far apart they are. The guest house you might recall is situate around the same elevation and slightly higher than the road. Then there is a knoll that sits just to the south.

Rodney Terminello: It is on the south side also isn't it?

Erin Joyce: It is. It is up on a knoll. It is elevated above this, but they are in similar areas of the site if you will.

Rodney Terminello: Do you know how many feet apart they are from each other?

Bill Grove: Bill Grove, the septic designer. The guest house septic system sits about fifty feet off the right of way line and this system sits about twelve feet off the right of way line on the east side. Its 115 feet apart. It is quite a distance between the two systems.

Rodney Terminello: Thank you.

Bill Grove: I am Bill Grove from Grove Engineering. I did the septic design for the guest house and the main house. The septic approval is still pending on the main house. We have submitted it to George Barden. He is reviewing it. We anticipate comments any time on it. Primarily you have a grinder pump tank near the house where all the waste water will go into the grinder pump tank and be pumped close to the road. In terms in the layout of the house, the grinder pump tank is in the area off the edge of the driveway. It pumps up to a trash tank or pretreatment tank and then enhanced treatment unit before flowing by gravity into a shallow trench leach system. We designed the shallow trench system with an enhanced treatment technology as well to get as much treatment out of the waste water as we can before it reaches into the ground there. We do not anticipate any issues with septic approval on it. It is a

conventional system, but we have added the enhanced treatment without asking for a reduction in the footprint in that enhanced treatment system. Any questions on the septic? Thank you.

Nancy Sedecki: Now I will have Jeremy review the construction sequencing and staging.

Jeremy Fields: This is the Hicks Road property. Currently this is where the stone masons are doing their work in carving the stone for the boat house. Progress has already started. Up here is the parking area for all the workers and all the parking will be offsite and then they will be shuttled to the construction site. Here is the driveway off and down Hicks and brings them onto the site right here. All of the material staging is being done there. Right now we have our gravel and stone. All aspects, the saw cutting, everything to do with the stone masons. As they work on it, they are going to take what they need down so there will not be a large amounts of materials around the site. Same thing with excavation. The intent is to excavate all the material offsite and there is no onsite staging. All excavation materials will be hauled off and taken up to Hicks Road.

Chairman Ely: Jeremy, how many workers are you anticipating to be onsite?

Jeremy Fields: That is a good question. We have talked about anywhere from 40. An average of 40 I would say.

Everything is self-contained. We drilled a well up here. We have water up here so the guys have no reason to leave the site or haul any raw materials in. That takes care of the execution plan.

The intent is to start the guest house as soon as possible and then as we go through the main house approvals and all the reviews then we will get that going.

We have not reviewed the tunnel piece so this will be new to everybody. Here is on the west side of the road and the east side of the road connecting. We had meetings with the highway superintendent and Phil involved with that and other people. We decided that they thought it was best to open cut the road on an off season portion so as long as we do not do it in main traffic areas with traffic loading. The reason for that is settling. They do not want take the risk down the road anything settling or moving so we build a compacted material back in. It actually is a better product because we will waterproof it as we go. We will be able to wrap this thing and seal it. In this design there are a couple of requirements that Phil actually had requested. A couple of escape hatches for ventilation and if you need to get out of there. Some bulkhead doors watertight on either end. I think at one of the meetings somebody brought it up that if we had a flood event or water how you stop it. Those bulkheads will do that. They will be seal tight doors. You can see about two feet of cover and three foot of cover on the other side.

Chairman Ely: How high will the tunnel be?

Jeremy Fields: The dimensions? Twelve feet on the outside of it.

Sam Seymour: A logistic question. How are you going to move a lot of material out of the basement and the tunnel that is under water?

Jeremy Fields: We will actually be drilling. We will be pushing this part of the tunnel with a jack and bore tunnel machine. The open cut is just for the road.

Sam Seymour: And dig the basement of the main house?

Jeremy Fields: You are right. There will be some water as we go. The idea we are working through with the engineers right now is to stage it so not open the entire site at once because we are looking at two possibilities. The structural one is helical pile or driven pile or possibly a fill. So a soil substitution. The point of the soil substitution we will take like a 20 by 20 or 4 by 50 foot area coffer dam that off, raise that grade, and the move to the next spot because you cannot pump anything out. If the soil substitution is the selection by the structural, then that is how we will execute that. It will be a small area at a time.

Chairman Ely: How long will the road be closed?

Jeremy Fields: Two days. It is actually not closed at all. The work will take two days. We will execute it within a 24 hour period, but it is a two day process to cross the road. The nice thing is it is level so we will be able to let traffic through the yard we will say which is the shoulder of the road.

Chairman Ely: So you can just detour the traffic around for the time being?

Jeremy Fields: Yes.

Chairman Ely: Okay.

Jeremy Fields: The tunnel sections are ten feet long so we will put them in segmented.

Mary Ann Bachman: It will go basement to basement?

Jeremy Fields: Yes. That is correct.

Ann Marie Rotter: How far is it? How long is it?

Jeremy Fields: Three hundred feet.

Nancy Sedecki: Three hundred eighty.

Jeremy Fields: Yes.

Ralph Endres: Which is the west side and which is the east side?

Jeremy Fields: The elevation is going down. This would be the lake side.

Ralph Endres: Okay.

Mary Ann Bachman: So it will go under their driveway?

Jeremy Fields: That is correct. This upper drawing here is actually looking at it from a birds eye view. Here is the driveway right here. It is just off the side of the driveway to the north side.

Chairman Ely: Is the tunnel simply for pedestrian traffic?

Jeremy Fields: That is correct.

Chairman Ely: There will be nothing stored or anything like that in there?

Jeremy Fields: As far as maybe some shelving down each side, it is pedestrian to allow them to get from one building to the other.

Chairman Ely: Okay.

Ann Marie Rotter: How wide is it?

Jeremy Fields: Ten foot wide by twelve foot high.

Ann Marie Rotter: Ten feet high and twelve feet?

Mary Ann Bachman: No. Twelve high, ten wide.

Michael Staub: That is the outside. The inside is ten by ten.

Jeremy Fields: The concrete is about eight inches thick on the wall.

Sam Seymour: On the west side there is an elevation difference. The west side between the floors of the cottage. Is the tunnel going to make it all the way to that floor or is just not shown?

Jeremy Fields: Yes. It is not shown. Here is subgrade right here.

Nancy Sedecki: Yes. We will most likely have a poured in place connector where we get some stairs down and this is a prefabricated system. That part is not shown here exactly, but it will be a poured in place inside that.

Jeremy Fields: Any other questions tunnel/site related? Okay.

Phil Sommer: Are we going to get updated general notes pertaining to this project?

Jeremy Fields: Yes. I brought that up to Dan Webb in structural and he made those changes. It was a standard detail template and you are correct there was stuff from another town in there.

Phil Sommer: Okay. Thanks.

Chairman Ely: Any other questions to the Board members?

Let me just raise a couple of points while we are all together here. I understand it that no variances are required here so there is no application to the Zoning Board of Appeals. County Planning has just indicated they are making no recommendation with respect to this project. This may be for Bill Grove. As I understand it George Barden is treating this as a two family residence, is that correct? He is exploring whether or not state approval is required. Am I correct?

Bill Grove: Right.

Chairman Ely: We are all sort of abiding his decision there right?

Bill Grove: Correct. Yes. It is my position that we are under 1,000 gallons per day so we are going to be below the threshold for DEC approval. We are working through that.

Chairman Ely: Obviously we have no answer yet. As you all know, the Town had engaged LaBella Associates to make an independent evaluation because this is a complex project and it has certainly exceeded, at least, my technical abilities. LaBella's report has been circulated to you. I am certainly not anticipating that you give me or this Board an item by item response to that tonight because you only had it for a few days. I think it would be helpful though if you could make a written response to the code officer, Phil.

Nancy Sedecki: Sure.

Chairman Ely: You do not have to accept everything, but make a response, if you could, to the different comments. That would be helpful for Phil to help me certainly evaluate the LaBella report before our next meeting.

I understand you have submitted a floodplain permit application is that correct too?

Nancy Sedecki: Erin has asked for the application and plans on submitting it.

Erin Joyce: We received a copy of the application so we officially submit it.

Chairman Ely: Thank you. The Town code does not prohibit building in the flood plain, but it does have certain limitations. Lastly it may be directed to you well I am not sure who to direct it too exactly. We are waiting for some feedback from Kevin Olvany. Is that correct Bill or Jeremy? Were these plans not sent to Kevin?

Nancy Sedecki: I didn't.

Erin Joyce: I cannot speak to this specifically because I have not spoken to Kevin about the main house site. If he is handling it the same way as the guest house, I did not receive any formal comments or any feedback from him, but we submitted storm water calculations which we will send to him for this one, but he has not formally, that I know of, talk with us yet.

Chairman Ely: I tried to reach Kevin by phone yesterday, but was unable to make contact. Okay. I want to touch base. I think the County would want his input on this. Thank you.

Any other questions, thoughts, comments? The next step, assuming again that we get responses from Barden and hopefully a response from you folks with respect to LaBella, would be to schedule this for a public hearing at our next meeting that will be in June. To some extent you will have to put the same dog and pony show on again, but this is a time for public feedback. I can only anticipate that the tunnel, partly because it is novel, may stir up some community interest, but it is very hard to predict what will happen at the public hearings. That will be duly advertised and I will tentatively schedule it for June meeting. Thank you all very much for coming.

We will take a break for a minute or two and then we will move on to our next item. You folks are finished for the night.

[Intermission]

Informal Proposal for Ski Valley Property

Chairman Ely: We have Kyle who is going to make a preliminary presentation I understand about the possibility of developing Ski Valley.

Kyle Hauf: This is an informal preliminary presentation on a proposal that I have just given you about Ski Valley. Before this meeting I was lucky enough and honored to meet with Phil and Keith who gave me a lot of information and explained the formal process with me and if I go forward what I will have to do in a more formal way. I am trying to get a feel if I am allowed to do this before I go forward and talk to realtors longer than I already have. Basically my idea I just want to set up an event area where I will have for profit and charity events. Simple things like family days, races, festivals. With the property though I do plan on having a small restaurant and bar mainly to add to the events I have, but I would probably keep that open seven days a week. Simple menus, simple drinks I mainly plan on serving beer and wine from the local vineyards and breweries. I am trying to make it incorporated into the community if I go through with this. A place where the community gathers and holds events they want to have. Obviously I would present most of the events and put them forth, but if someone came and asked if they could have a function here. I am open to that and want that. Weddings, anything. I know you have not had a chance to look over any of this. I do not know if you have any questions, but that is the general quick synopsis. It gives you an idea what I presented as an idea, if I decide to buy the former Ski Valley.

Chairman Ely: You mentioned that the bar restaurant will be open seven days a week, but this is going to be seasonal?

Kyle Hauf: I would not have it seasonal. My plan is to have it year round. In the winter I would have winter activities. Simple things like snow tubing that I could set up, a Christmas event where I would have temporary vendor stations set up that people could come and sell their knick knacks if they have a local business. The vineyards can come and set up a small vendor station displaying their Christmas wine or Christmas honey or whatever everybody sells. My plan is going to be year-round.

Ann Marie Rotter: Will there be a structure that you will house all of these vendors or are they outside?

Kyle Hauf: Everything will be outside. The only permanent structure I have in mind, as of now, would to have the small bar restaurant. Everything else would be temporary structures that I set up directly for different vendors or during the summer events through trucks they bring themselves. I talked to Phil and Keith and I now understand that every time I set one up it will have to be coded and checked. That would be something I have think about farther down the line, as far as, if I am always going to have three vendors. Do I want to set up something that is more permanent but still temporary in style? If they are going to be open? It is not that there is going to be doors. It is going to be open flow that people can walk up have a beer or glass of wine, cheese or hotdog.

Ann Marie Rotter: You may be surprised that the wine beer can be very controlling by New York State Liquor Authority.

Kyle Hauf: Yes. I have been in contact with them already as well.

Ann Jacobs: There would be no skiing then?

Kyle Hauf: No. I have no plans to have it skied.

Ann Jacobs: What about the development on top of the hill?

Kyle Hauf: I have no plans for that, only development down the road and a personal house for myself.

Ann Marie Rotter: You are going to clean up all the old ski debris?

Kyle Hauf: Yes. I am getting rid of all the equipment that is lying around. It is going to be complete and cleaned up with the idea opening it up for events.

Ann Marie Rotter: Your event area will be at the base?

Kyle Hauf: That area will be at the base, but I do plan on having walking paths through the property so you can look around. On family fun days have different stations where kids can go with their parents and walk spot to spot. Have areas that are spread out and not everything at the bottom.

Chairman Ely: An outdoor stage for music you indicate that this may be some local groups.

Kyle Hauf: A small stage for local bands to play on.

Chairman Ely: It is not an event center in the sense of a mega rock concert?

Kyle Hauf: No. Not at all.

Ann Marie Rotter: Like CMAC.

Kyle Hauf: Right. No. Not at all. Phil and Keith asked me about that as well. A small stage that local bands can play at so I will have live music for the events.

Ann Marie Rotter: So 1,200 people 1,500 people are your patrons?

Kyle Hauf: Yes. I obviously I would like to have as many as I can legally allow to put on the property.

Ann Marie Rotter: That is what I mean.

Kyle Hauf: Yes.

Chairman Ely: You are, of course, I am sure well aware that in the winter months.

Kyle Hauf: It gets very cold yes.

Chairman Ely: Spring gets pretty cold actually. The population is not that large in the area.

Kyle Hauf: Yes. I understand. I also know that Bristol Ski Resort is around. Again I am not trying to set up that to compete with them, but people are there and then they come down because I have snow tubing or I have a winter festival going on that oh let's check out the festival after our day of skiing at night and things like that.

Ann Marie Rotter: You have a business plan?

Kyle Hauf: Yes.

Chairman Ely: What would a winter festival entail?

Kyle Hauf: The winter festival would entail ice sculptures coming in, holiday beverages, wines and beers to tea with honey. Walking around to set up Christmas trees so you can walk around and see Christmas trees, lights. Temporary structures to decorate them all. Have a place where people can get together to enjoy the holiday and spend time with their family and get out and do something instead of being stuck indoors because it is cold and it is wintertime.

Chairman Ely: I understand. The only reason I asked is that I can conceive of a winter Monday not being robust for business.

Kyle Hauf: I understand.

Chairman Ely: I also understand that something challenging to keeping it open every day. That is your business decision. This Board is not going to pass any judgment on the business decisions. It is not our place. We just look at the land use applications.

Kyle Hauf: Yes sir.

Ann Marie Rotter: You have plumbing?

Kyle Hauf: In the main structure yes. There will be restrooms in there yes.

Ann Marie Rotter: Running water for food preparation?

Kyle Hauf: Yes.

Chairman Ely: Parking for winter festivals you are going to have?

Kyle Hauf: Parking is something that I have discussed and continue to discuss with Phil, Keith and additional people. Obviously I want to have them park there. I do not want them parking on the County roads. I was informed by Phil and Keith legally I would have to talk to people about that. They advised against that as I as well. That is not my plan. My plan is to ample parking for anybody who comes.

Ann Marie Rotter: So 2,000 cars?

Kyle Hauf: Yes.

Ralph Endres: What is the square footage of your restaurant?

Kyle Hauf: I have not decided yet. I am looking at probably maximum capacity of around 100 people. Again this is something that we just spoke about.

Ann Marie Rotter: In addition to the food trucks?

Kyle Hauf: Yes. Phil and Keith explained to me that I have to set a control on it. We would get a better idea of how to design to put the amount of people I want, but I am not trying to set up some huge restaurant. A much smaller restaurant again people are at these festivals they have a warm place to go in and sit down and have a bite to eat. If it is open all week long, for locals to say I will go have dinner there. I am not looking at having a major monstrosity of a restaurant. I have been told that I can only go 35 feet high. I believe that is the height I was told by Phil. That is fine.

Chairman Ely: You would envision, let me say, a family friendly menu rather than a highfalutin gourmet menu?

Kyle Hauf: I plan on a very simple menu. Local beers, local wines, local cheese, local crops bringing in to have them cooked a menu that would change and rotate based on the crops that are harvest at the time. Not burgers and hot dogs every day.

Sam Seymour: Would you use the existing structure that is there?

Kyle Hauf: No. It is going to be knocked down.

Michael Staub: No animals, right?

Kyle Hauf: Excuse me.

Michael Staub: No animals? No sheep, no goats, etc.

Kyle Hauf: No animals.

Ralph Endres: No dogs?

Kyle Hauf: No dogs.

Ann Marie Rotter: So the restaurant is a full entry that will have doors and walls?

Kyle Hauf: Yes.

Ann Marie Rotter: Insulation of fireplace?

Kyle Hauf: Yes.

Ann Marie Rotter: A place to warm up?

Kyle Hauf: Yes.

Ann Marie Rotter: Capacity for about a 100 people?

Kyle Hauf: Yes. Is my general preliminary thought. Yes.

Ann Marie Rotter: It will flip over. Tabletops have to move?

Kyle Hauf: Exactly. Yes.

Chairman Ely: You are not going to have a full service bar in other words?

Ann Marie Rotter: Beer and wine.

Kyle Hauf: Right. Again I am still working through it. My idea is not to have a bar and come in and get some fancy cocktail. It is going to be beer or wine. I am not saying I wouldn't have a whiskey.

Chairman Ely: So I cannot come in and order a Singapore Sling as one of your drinks?

Kyle Hauf: Exactly. My idea is not have a Singapore Sling or a Pina Colada.

Chairman Ely: Okay. You are not going to do mixed drinks?

Ann Marie Rotter: That is your argument with the state. As much as we want to have small business we do not want to get into a war with the state liquor board.

Michael Staub: Would there be anything in your plans for a skating rink?

Kyle Hauf: The thought is there just because there is a pond. So I would have to check and find out how good the pond freezes and if the pond is safe and all those things. So I had that thought in the back of my head, but that is not my initial run out there and do that. Things are going down the line can I use that pond for something instead of it sitting there. Obviously that would be part of the winter activities, if I did that.

Chairman Ely: You seem to have in mind a multi-use purposes.

Kyle Hauf: Yes.

Chairman Ely: How large is the area that you are thinking of acquiring?

Kyle Hauf: I think it is 200 so a little over 200.

Ann Marie Rotter: Acres?

Kyle Hauf: Yes. Acres.

Chairman Ely: It crosses my mind and I suspect you have had this conversation with our code officers that you probably will be well served to apply to the Town Board for a planned development.

Kyle Hauf: Yes. They already explained this to me.

Chairman Ely: Basically to over simplify you have to get involved in seeking an amendment to the zoning code.

Kyle Hauf: Yes.

Chairman Ely: You have to apply to the Town Board.

Kyle Hauf: Yes.

Chairman Ely: They under the code may then refer it to us for a recommendation and we would then have a hearing and make a recommendation.

Kyle Hauf: Yes sir. I was informed by Phil and Keith.

Chairman Ely: We are all set on that.

Kyle Hauf: Yes.

Chairman Ely: You will come back to us with an application.

Kyle Hauf: Yes. They explained the process.

Chairman Ely: Have you sounded out the neighbors at all?

Kyle Hauf: I have not talked with the neighbors. When I initially looked at the property, I did notice there were neighbors. That is a concern of mine because obviously I do not want to bother them. I looked at noise ordinances for both reasons. For one I want to be respectful to them. My idea is to have everything would shut down at 12:00 pm from the bar event no matter what. I am not trying to run to 1:00, 2:00, 3:00 o'clock in the morning, but the flip side is I want the neighbors to be okay with me going that long. I know midnight is still late, but I do not want on a Saturday night be told that 10:00 pm that everybody has to go. That is not my idea at 10:00 pm to kick everybody out. During the week that would be fine, but on the Fridays and Saturdays.

Ann Marie Rotter: Maybe you can go acoustic after 10:00 pm.

Chairman Ely: You could be a little flexible earlier hours on some nights?

Kyle Hauf: Yes. I was talking just for the events on weekend to go to midnight. That is something that has been on my mind. I discussed it and will continue to feel out both the neighbors and the County. I was told the County does not have any set restrictions, but they could come into play if the neighbors have an issue which I understand if they would.

Chairman Ely: Again I am just floating a thought here, but it is my sense that many of the restaurants in Naples and Canandaigua and even maybe Bristol Mountain. They really sort of struggle in the winter months. They do not have a huge patronage.

Ann Marie Rotter: Many of them shut down for the winter.

Kyle Hauf: Right. Yes. I understand that and as I got into this if I found out it that it wasn't worth staying open in the winter months I could shut down, but my initial thought is not to.

Chairman Ely: Again this is your business judgment. It could be that you offer something in the winter when other people didn't.

Ann Marie Rotter: If it is linked to the activities, it is not like a restaurant.

Kyle Hauf: Yes. My goal here is really more to be about the activities and festivals than the bar and restaurant. So the bar and restaurant is the sub topic of that just because I feel it is necessary for people to have a warm place in the winter, a cool place in the summer. To get something to eat if they do not want to eat from the food truck or a vendor.

Chairman Ely: Suppose I want to come to your winter festival is there a fee?

Kyle Hauf: I have not thought all that through. There may be or there may not be. Obviously any ones for charity there might be a fee it is going to go directly to charity. For the other ones my initial thought would be to say no because when you come you are going to spend your money on the beer, food, wine. If I had certain activities that are not just you can walk up to, if I have sorb or something you are going to pay to do that, but I am not saying none of them will have fees. I am not planning on selling tickets. I am not trying to set something up where it is going to be buy tickets two months in advance to come to this event.

Ralph Endres: That is a pretty good idea because with the weather here people make judgments on the spur of the moment. Like when they get a 72 hour weather forecast.

Ann Marie Rotter: It sounds like you are going to need a lot of social media promotion. It is going to be a monster.

Kyle Hauf: Yes. Marketing will be a major challenge. Yes.

Ann Marie Rotter: Personally what is your personal background?

Kyle Hauf: I am a tax accountant.

Ann Marie Rotter: Get out.

Kyle Hauf: Dead serious. I do international taxes for a major corporation in Baltimore.

Ann Marie Rotter: This is just a side gig you are looking at.

Kyle Hauf: I would rather do this. So I would get out of that and into this.

Chairman Ely: Have you got any option or a line on this 250 acres that you are talking about?

Kyle Hauf: I do not understand.

Chairman Ely: You do not own this property yet, correct?

Kyle Hauf: No. I do not.

Chairman Ely: Do you have an option on it or thinking of putting an offer in?

Kyle Hauf: I have talked to the realtor about it. I explained to them that I won't give them what they are asking for because they are trying to sell it as a future ski resort. They gave me a whole pamphlet and everything. He is in the process of feeling out the seller. I am in the process of finding out what I want to do. Is it allowed to be done? If not, I am not going to make an offer. If it is, I will an offer lower than what they want, but if they are willing to come down and find some common ground then I would purchase the property.

Chairman Ely: I personally think that you may be wise not to open it as a ski resort. You would have to compete with a well-established ski resort just up the road here.

Sam Seymour: Although there are a lot of people I talk to who miss Ski Valley.

Kyle Hauf: I know that. I have been on to social media. It is not my idea to do for two reasons. One because of Bristol being right around the corner and another one called the great ski resort. Secondly, going in on my own I would need investors to put together because I do not have the financial capital to rebuild the ski resort.

Michael Staub: You could do something like tubing.

Kyle Hauf: Exactly. Yes.

Michael Staub: The small scale stuff that you could do and a skating rink Bristol does not have that. If you had an ice skating rink and tubing you would be providing a service that is not available.

Ann Marie Rotter: Alright. You have work to do.

Kyle Hauf: Thank you all for your time. I left my phone number at the bottom of this. Please feel free to reach out for any questions.

Chairman Ely: Did we answer the questions you had for us?

Kyle Hauf: In all honesty I asked Phil and Keith a lot of questions and they were great about it all. So I will continue to keep on them.

Chairman Ely: They are the men with all the answers. We just have questions. Thank you.

Other

Chairman Ely: At the next meeting we will have Jones and Sands back and we may also be hearing from the marina.

There is a revised plan for the marina. That has been gone for about a year now, but it is back. They will again have to go to the Zoning Board of Appeals for variances.

Do I have a motion to adjourn?

Motion to Adjourn

Being no further business, Michael Staub made a motion to adjourn the meeting and it was seconded by Rodney Terminello. The motion was unanimously accepted and meeting was adjourned at 8:06 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Diane S. Graham". The signature is written in black ink and is positioned above the printed name.

Diane Scholtz Graham
Board Secretary