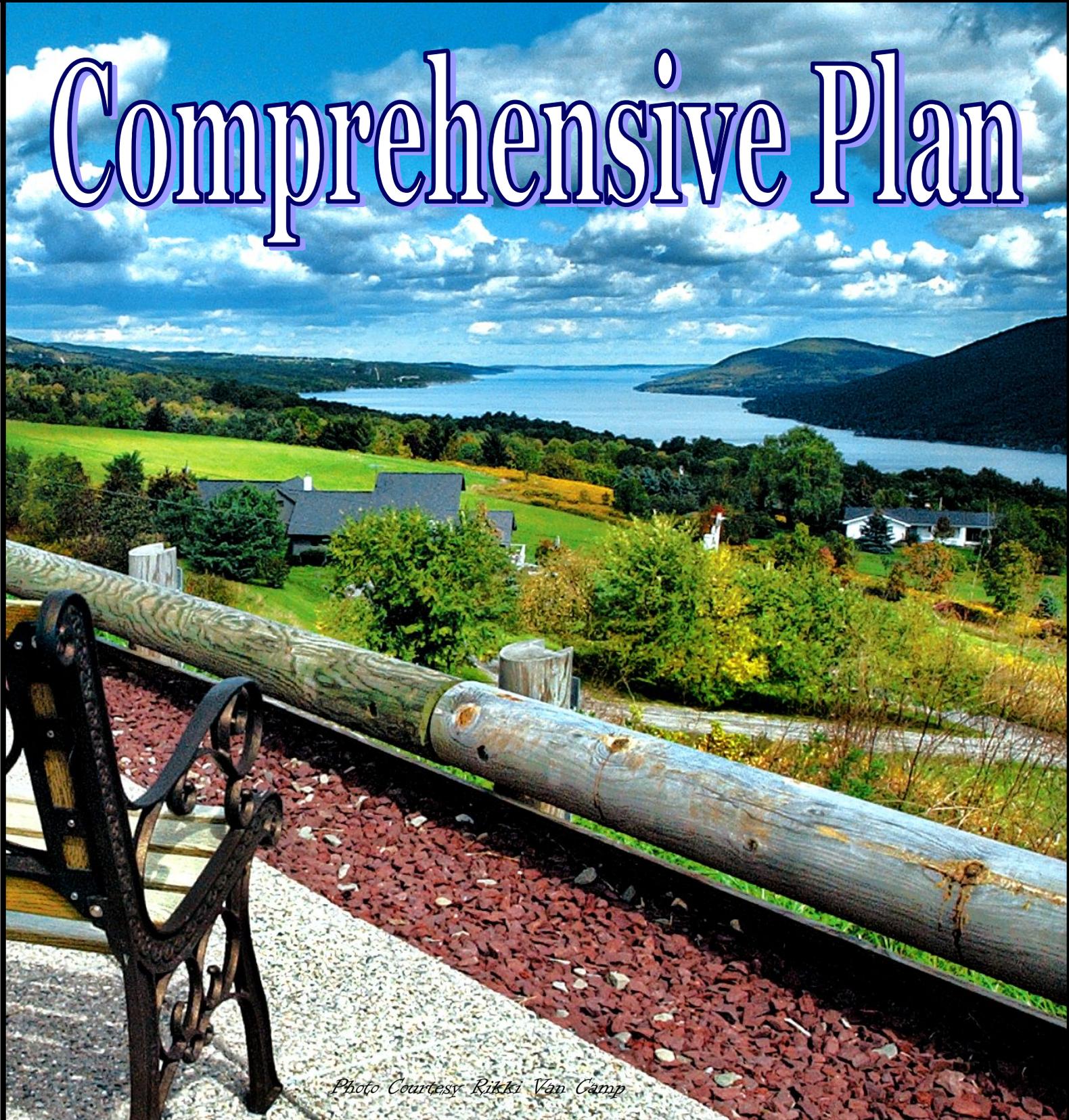


**Town of  
South Bristol, New York**

# Comprehensive Plan



*Photo Courtesy Rikki Van Camp*

**Adopted 2008 By  
South Bristol Town Board**



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*A Heritage Oak Tree on Bopple Hill*

*Courtesy the Boylan Family*





Town of  
**SOUTH BRISTOL**

WELCOME TO THE  
TOWN OF  
**SOUTH BRISTOL**  
ESTABLISHED 1838

## INTRODUCTION AND VISION STATEMENT

### **What a Comprehensive Plan is:**

**A comprehensive plan is just that – a plan, a vision of the town's future. It identifies community goals, suggests strategies to be employed, and recommends the actions needed to achieve those goals. It is not cast in stone, never to be changed. It must be reevaluated on a regular basis and adjusted, when necessary, to stay on track.**

In 1997, the South Bristol Town Board assigned the Town Planning Board to develop the town's first comprehensive plan. This decision was driven by the need to have, as a matter of record, a master plan that would give direction and guidance to town officials, residents and developers in making decisions that influence present and future quality of life in our town. Adopted in 1998, throughout the ensuing years the Plan proved to be a valuable tool for planning and decision-making in several important instances.

In 2006, the Town Board, recognizing that eight years had elapsed, decided it was time for the Plan to be reviewed and updated, and the Town Planning Board was given the assignment.

As recognized in the development of the original plan, the Planning Board, as its initial step, turned to the residents of the town for their input. How the resident survey was structured and the results are detailed in the Resident Survey Summary on page 20 of this booklet and in the Resident Survey Analysis in the Addendum.

The survey results expressed the desires and opinions of our residents and again formed the basis for important goals and action plans to be included in the Town of South Bristol's 2007 Comprehensive Plan. It should be noted that all previous goals remain important to residents. New goals surfaced as a result of the survey and the changing size and nature of projects and proposals being submitted to our town's decision makers.

The Town Planning Board and other town officials are acutely aware that South Bristol is a part of a larger lake and watershed community and cannot function independently in dealing with common issues and opportunities. In reviewing the various plans and proposals submitted for consideration, special attention is always given to potential impact on surrounding towns; and, in turn, important projects and decisions in surrounding towns are monitored closely.

Since the original plan was adopted, considerable progress has been made in achieving the goals. Those actions completed are outlined in the

Accomplishments section of this updated Plan (see page 18).

Beyond the plans, goals and recommendations, this comprehensive plan contains important information about the town, its character, points of interest, history, maps, photos, etc. By including those sections that deal with “who we are”, our residents, prospective residents, our businesses and prospective businesses,

may better understand the philosophy behind the goals contained in the plan.

In the final analysis, our residents continue to feel strongly that our town remain “much like it is today” and remain committed to “maintaining the rural character of the town”. The Vision Statement expressed so well in the original plan continues to succinctly express who we are and where we want to go.

### **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.”**



“ My wife and I consider South Bristol heaven on earth. Its ruralness, wild-life and people are the best, It’s taken us most of our lives to find a place this beautiful and its contents. We know change is inevitable, but if it was minimal, that would be great. If it stayed like it is now for the next 100 years that would be OK with us. If there is too much change we would move in a heart-beat, but be very hard pressed to find a place equal to South Bristol.  
*Resident Survey Comment*”

*Photo Courtesy Rikki Van Camp*

## TOWN HISTORY AND LOCATION

The Town of South Bristol is situated in the Bristol Hills of Ontario County south of the City of Rochester, and includes all of Lot No. 8, Range 4, and part of Lot No. 8, Range 3 of the Phelps and Gorham Purchase Map of 1790, with Canandaigua Lake as its eastern boundary.

During the Revolutionary War the British convinced many tribes of the Iroquois Nation to fight with them against the Colonial Army. In 1778 the Indian farms and orchards of the Finger Lakes and Genesee Valley were producing the bulk of the food supply of the British armed forces in America, and while the Iroquois women tended the crops, their warrior husbands were participating with their Tory allies in raids along the frontier. It was also evident the British were planning a new offensive drive from the Indian country that, if successful, would split the Colonies in two.

For these reasons, this region of New York was of strategic importance.

After the massacre at Cherry Valley in the eastern Finger Lakes, General George Washington, Commander-in-Chief of the Colonial Army, and with the approval of Congress, planned the Campaign of 1779. Major General John Sullivan was to command one third of the entire army and his instructions were to strike a blow at the Iroquois Indians and lay waste to all the settlements around and proceed westward to attack and capture the British Fort Niagara.

With about 3500 men, Sullivan marched from Eastern Pennsylvania along the Susquehanna River Valley northward to Tioga Point and met General Clinton with about 1600 men coming down from the Mohawk Valley. The combined force then proceeded to the Genesee Valley region.



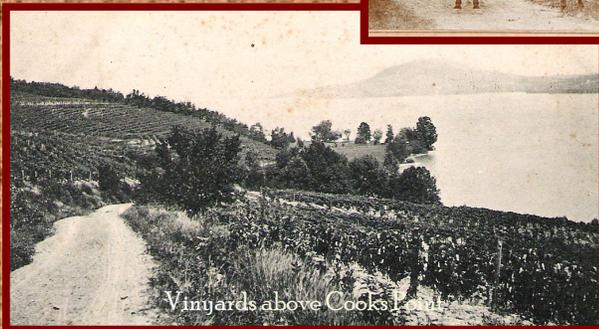
Hops Harvest in Bristol Springs



Allen House—Town Clerk



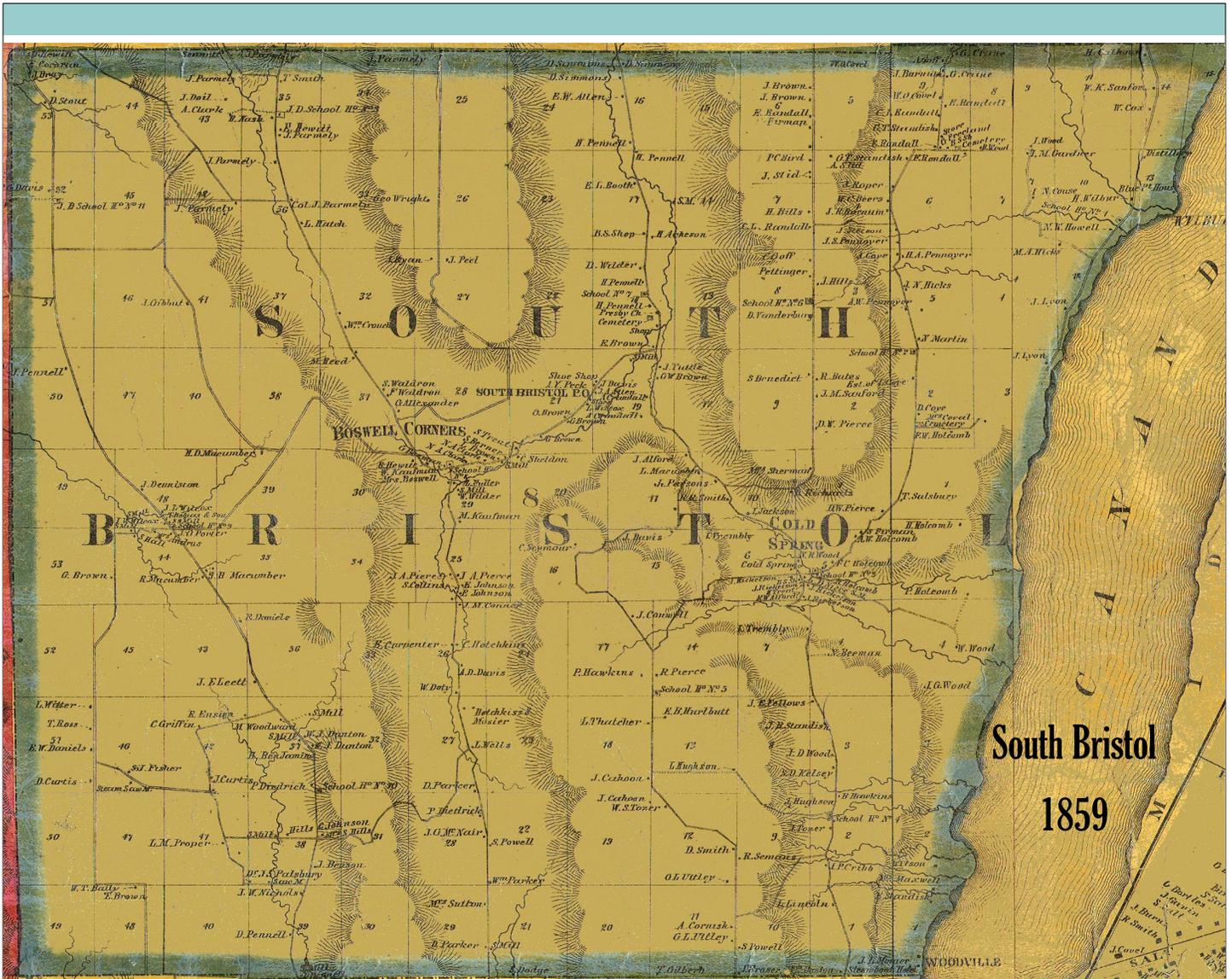
Vinyards at Grangers Point



Vinyards above Cooks



Fred B Allen Store 1893



In South Bristol, prior to settlement, there was a fairly large Seneca Indian population occupying several villages in the area between Bristol Springs, County Road 34, and along the lakeshore. General Sullivan destroyed all these sites and several large orchards, with the exception of the undiscovered great orchard on Seneca Point.

In 1788 Gamaliel Wilder purchased the township from Phelps and Gorham. The following year he moved with family and friends from Connecticut to the site of the Old Indian Orchard on Seneca Point because of the health benefits of the apples and

peaches there. Vestiges of the orchard were still evident until 1915 when the last remaining tree was removed 127 years after settlers entered the territory.

During 1790, a road was cut over Stid Hill from Seneca Point, and a settlement called Brownstand was established near what is now the intersection of New York State Route 64 and County Route 34. The next year the road was extended beyond Boswell's Corners, at the intersection of County Roads 33 and 34, over Frost Hill to Briggs Gully, where Wilder had built a sawmill.

Politically the town remained a part of Bristol until March 1838, at which time it was set off and separately organized. The site of the first Town Meeting, Allen Brown's tavern at Brownstand, continued to serve as the Town's meeting place for many years. Large tracts of land were cleared for farms and orchards. Later with the growing population of surrounding areas, the need for lumber brought about the clear cutting of vast areas of the Bristol Hills, which in turn resulted in rapid erosion of much of the rich soils. Over the ensuing years, many sawmills were erected. The B. T. Hawkins sawmill at Bristol Springs was still in operation well after the turn of the century. Although more conservatively harvested, timber remains one of the Town's important resources.

In the early days, sheep were raised in abundance and key agricultural crops were hops and raspberries. The raspberries, used to dye fabrics, were sold primarily to the Jello Company of Leroy, NY. Some of the berry dry-houses still exist today and dot the roadways of the town. The hops, used for beer, were shipped to the McKechnie Brewery in Canandaigua.

In the late nineteenth century, the lands in the eastern part of the town were turned into vineyards, for which the locality and soil were peculiarly adapted. The lake shore lands throughout the north and south extent of the Town, at that time, were changed into an almost continuous series of vineyards, interspersed with numerous cottages nestled in groves of trees. Due to its prime location, soil, and terrain along the

lake, the picturesque vineyards of South Bristol still produce the principal agricultural crop.

As forests slowly returned, restoring the natural beauty of the once denuded hills, Canandaigua Lake became a summer retreat for "city" folk. Between Seneca Point and the Hamlet of Woodville were dozens of lake steamboat landing places for passengers, agricultural products and cargo. Hotels and numerous cottages were built along the shoreline.



In 1886 the Seneca Point Hotel, a large distinguished building, was constructed by a group of Canandaigua entrepreneurs. With 65 rooms for 200 guests, an orchestra, ballroom, billiard rooms, tennis courts and a baseball diamond, it was unquestionably the most popular resort on the lake. A fire that started in the laundry room resulted in its destruction in 1899.

With the exception of the many homes and cottages along the lake shore and Bristol Harbour Resort and Village, South Bristol remains rural and a year round haven for outdoor enthusiast of all persuasions.

## POPULATION AND SERVICES

Since its inception in 1838, the Town's population has remained relatively stable. The 2000 census reported that 1645 people live here making South Bristol the least populated town in Ontario County.

The Town provides a variety of services to its residents including road and highway maintenance, a transfer and recycling station, cemeteries parks and open space management. For many other services, it maintains agreements with neighboring towns and other organizations. Fire protection and Emergency Medical Services are primarily provided by the Naples Fire Department, and Naples

Ambulance with some portions of the town being protected by Richmond and Cheshire Fire Departments. Police protection is covered by the Ontario County Sheriff's Department and the New York State Police.

The majority of the children in town attend the Naples schools with a small percentage attending Honeoye schools.

Town government consists of the Town Board headed by the Town Supervisor, Planning Board and Zoning Board of Appeals. The Town Hall is located at 6500 West Gannett Hill Road in the Hamlet of Bristol Springs.



*Town of South Bristol Woodville Community Park*

*State Route 21 across from NYS Public Boat Launch*

## LAND USE

The town is a mix of residential, agricultural and forested lands. The highest concentration of residents live in the northeast corner of the town, the Bristol Harbour Complex. Along the town's major arteries, State Route 64 and 21, County Roads 12, 33 and 34 there is a mix of older and newer homes. The lakeshore and its immediate rising hills are populated with cottages, lake homes, farms and vineyards.

The town hosts a variety of recreational areas including a ski resort,

golf course, the New York State Stid Hill Multiple Use recreation area, a public boat launch, Ontario County Park, Camp Warren Cutler Otetiana Council Boy Scout reservation, the Rochester Museum and Science Center Cumming Nature Center, Writers and Books Gell Center, and the University of Rochester's C.E.K. Mees Observatory, all of which occupy large tracts of land.

The town's major arteries are populated with a variety of commercial businesses. The majority of these are small and home-based, such as bed and breakfast inns, which dot the town.

South Bristol is tourist oriented largely because of the year-round recreational and artistic opportunities. Its



*Robert Trent Jones designed Golf Course*

*At Bristol Harbour Resort*



*Bristol Mountain Winter Resort*

attraction is due to its scenic vistas and proximity to more populated urban areas. This also makes it a desirable place to live, vacation, and enjoy the many recreational activities.

## PHYSICAL CHARACTERISTICS



The Town of South Bristol is characterized by four high ridges ranging from north to south rising from 500 feet to well over 1000 feet over the intervening valleys. These glacially-formed ridges rise to over 2000 feet above sea level.

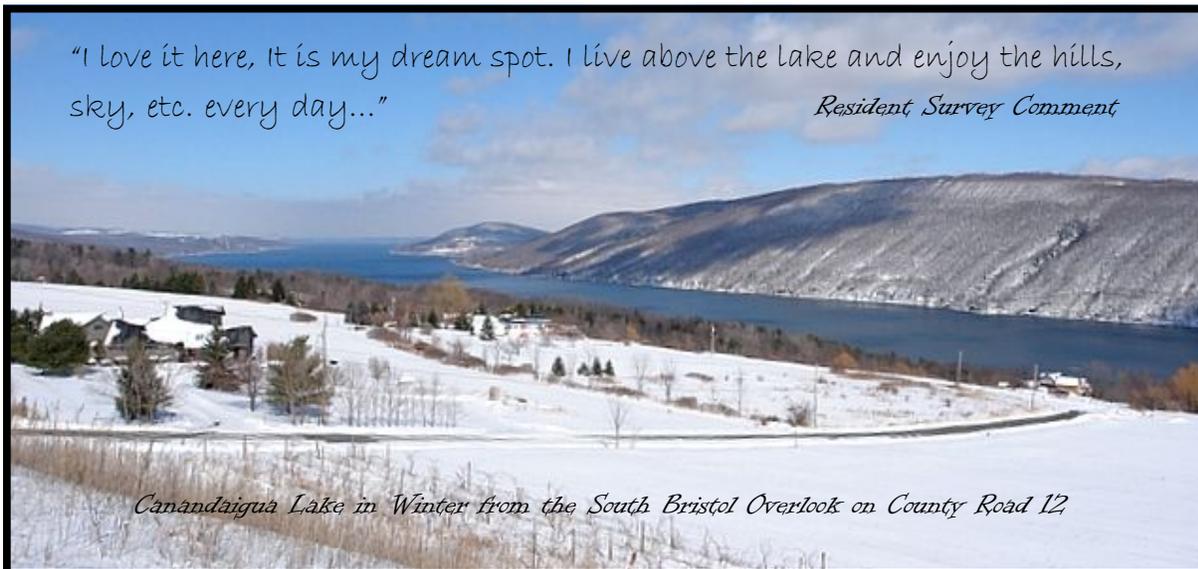
The eastern third of the town is located within the Canandaigua Lake Watershed. The western portion is in the Honeoye Lake Watershed and the central valley and Mud Creek feed the Irondequoit

Watershed. There are numerous other creeks and streams throughout the town which have carved deep gullies into the highlands. Wetlands are found throughout the town, the largest located in the southwest portion.

With about 7 1/2 miles of shoreline along Canandaigua Lake, and its hilly terrain, the town's unique geophysical makeup has created the most scenic vistas in Ontario County.

*"I love it here, it is my dream spot. I live above the lake and enjoy the hills, sky, etc. every day..."*

*Resident Survey Comment*



# POINTS OF PRIDE AND INTEREST

## Points of Interest



*Grange Hall*



*Cultural Center*

Canandaigua Lake  
South Bristol Overlook, Cty. Rd. 12  
Hamlet of Bristol Springs, SR64

“Jump-Off” Overlook, Ontario County Park, Gannett Hill Rd.

South Bristol Grange Building, SR64

South Bristol Cultural Center, Seneca Point Rd.

Writers and Books Gell Center, and Tree House, Cty. Rd. 33

Wilder Cemetery, SR64

Coye Cemetery, SR21

Founder’s Cemetery, SR64



*Coye Cemetery*



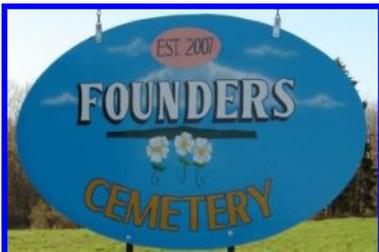
*Wilder Cemetery*



*Finger Lakes Trail*



*Gell Center Tree House*



*South Bristol Founder's Cemetery*

## Recreation

Bristol Mountain Winter Resort, SR64

Bristol Harbour Resort & Golf Course, Seneca Point Road

Finger Lakes Trail

NYS Stid Hill Multiple Use Area, SR64

NYS Public Boat Launch Site, Woodville, SR21

Highlander Bike Tour

Naples Open Studio Tour

McGee Recreational/Wildlife Area, SR64



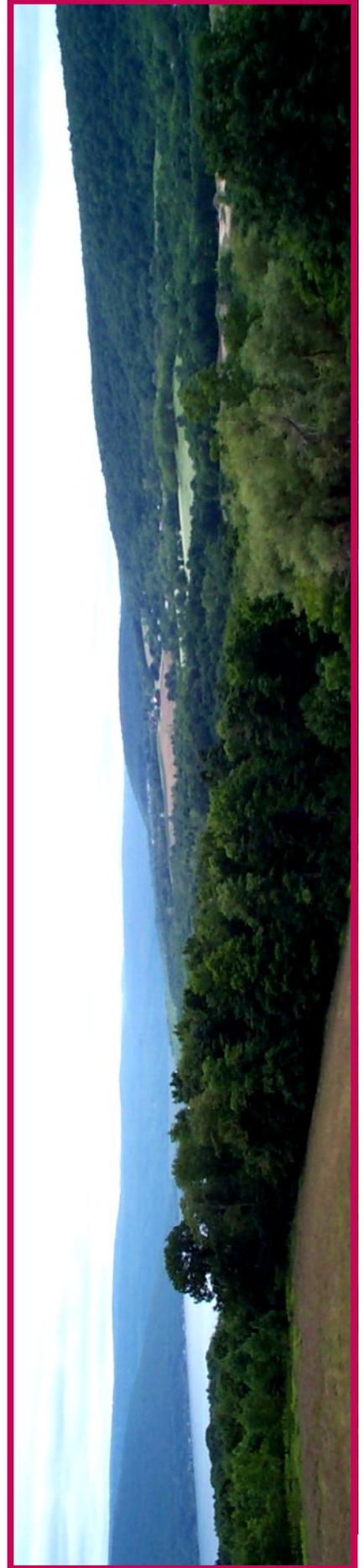
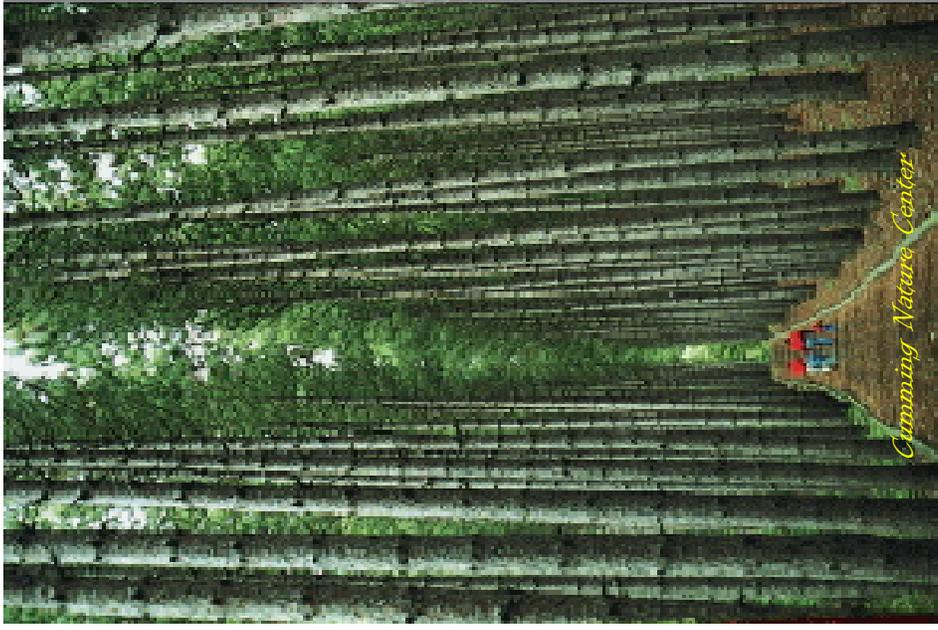
*Studio Tour*



*Highlander Bike Tour*



- 1** South Bristol Overlook, Cty. Rd. 12 & CarolaBarb Park Land Trust, Cty. Rd. 12
- 2** “Jump-Off” Overlook, Ontario County Park, Gannett Hill Rd.
- 3** South Bristol Grange Building, SR64 & Marie Standish Memorial Park, Bristol Springs, SR64
- 4** South Bristol Cultural Center, Seneca Point Rd.
- 5** Writers and Books Gell Center, and Tree House, Cty. Rd. 33
- 6** Wilder Cemetery, SR64 & Founder’s Cemetery, SR64 & McGee Recreational/Wildlife Area, SR64
- 7** Coye Cemetery, SR21
- 8** NYS Public Boat Launch Site, Woodville, SR21
- 9** University of Rochester’s C.E.K. Mees Observatory, Gannett Hill Rd.
- 10** Camp Warren Cutler Otetiana Council Boy Scout Reservation, Gullick Rd.
- 11** Woodville Community Park, Woodville, SR21
- 12** South Bristol Town Hall, Bristol Springs, Gannett Hill Rd. & South Bristol Community Playground
- 13** Anna V. Brown Wildlife Sanctuary, Gullick Rd. & The Wesley Hill Nature Reserve, Wesley/Gullick Rd.
- 14** Richard M. Morse Conservation Land Trust, Seneca Point Rd.
- 15** Bristol Springs Free Church, SR64/Cty. Rd. 12 Intersection
- 16** Branch of the Lord Fellowship, Cty. Rd. 12



# POINTS OF PRIDE AND INTEREST

## Museums/Parks

Rochester Museum and Science Center Cumming Nature Center, Gulick Rd.

University of Rochester's C.E.K. Mees Observatory, Gannett Hill Rd.

Camp Warren Cutler Otetiana Council Boy Scout Reservation, Gulick Rd.

Ontario County Park, Gannett Hill Rd.

Woodville Community Park, Woodville, SR21

Community Playground, Bristol Springs, Gannett Hill Rd.

Marie Standish Memorial Park, Bristol Springs, SR64



## Land Preservation/Sanctuaries

Anna V. Brown Wildlife Sanctuary, Gulick Rd.

The Wesley Hill Nature Reserve, Wesley/Gulick Rd.

CarolaBarb Park Land Trust, County Road 12

Richard M. Morse Conservation Land Trust, Seneca Point Rd.



## POINTS OF PRIDE AND INTEREST



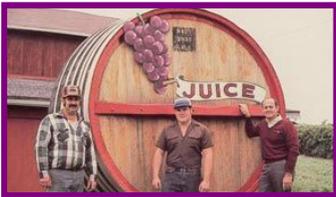
### Finger Lakes Wine Region-Canandaigua Wine Trail

Our Award-Winning Wineries

Our Grape Growers and Their Fine Vineyards yielding High Quality Crops

Our Organic Farms and Their Excellent Produce

Our Many Fine Businesses, Restaurants, B& B's, and Home Occupations



### Churches

Bristol Springs Free Church, SR64/Cty. Rd. 12 Intersection

Branch of the Lord Fellowship, Cty. Rd. 12



## ACCOMPLISHMENTS

Upon receiving a directive from the Town Board to review and update the Comprehensive Plan, the Planning Board cited significant accomplishments made since the first Comprehensive Plan was adopted. For future planning, goals and their respective action plans were reviewed to determine their relevance to the new, updated Comprehensive Plan.

Each of the Comprehensive Plan's goals were reviewed and the Planning Board found significant accomplishments had been made in all of them. The goals were: to enhance the town's identity; preserve the rural character; ensure awareness and recognition of the town's past and present heritage; ensure that future generations desire to live in South Bristol and to continue an open dialogue on the future of South Bristol.

Since its implementation the town's identity has been enhanced by the custom signage on the major arteries of the town "welcoming" travelers, and identifying the area. The South Bristol Historical Society has placed markers at the Wilder Cemetery on Route 64, the old Seneca Indian orchard on Seneca Point, and the pioneer settlement of Frost Town on Gulick Road. The town has placed signage at the South Bristol Overlook.

The town is further identified on Ontario County Tour maps by virtue of the Canandaigua Wine Trail and Bristol Mountain Winter Resort. South Bristol barns are part of a regional barn tour sponsored by the County Historical Society.



The South Bristol fire sub-station was established in the town to further serve its citizens.

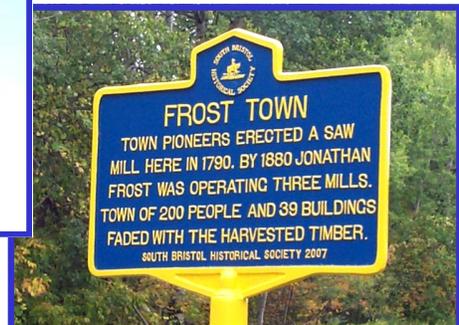
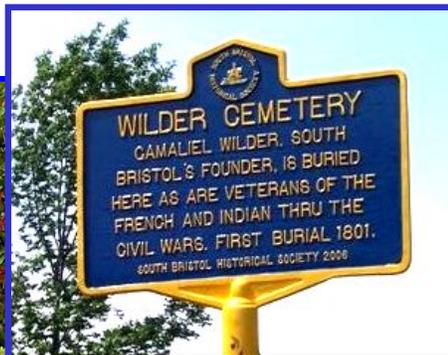
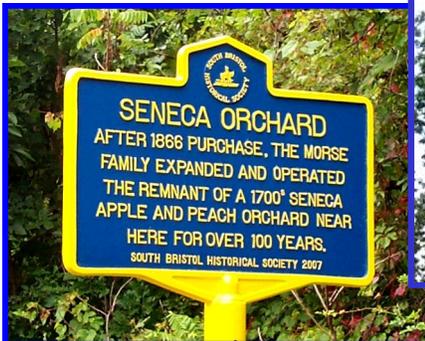
### Zoning

laws were reviewed and updated to conform to the Plan. The Plan was used to



amend the Zoning Law to address windmills, logging and other unforeseen matters that came before the Planning Board. The Planning Board and the Zoning Board of Appeals have looked to the Comprehensive Plan and the resulting zoning regulations for guidance in the granting of permits and variances. The Planning Board created a Scenic Vista committee to develop

regulations to further preserve and protect the beauty and rural character of the town.





*Photo Courtesy Rikki Van Catup*

Using grant money, the town created the South Bristol Overlook on County Road 12. It was dedicated in 2005 and has become a masterpiece; a “must see” for tourists in the area. The town also acquired land adjacent to the Overlook through the donation of Odell Scott, Carolabarb Park. The Town of South Bristol has formed a partnership with The Finger Lakes Land Trust, the first municipality to do so, in an effort to keep it forever wild, park-like and undeveloped.

were encouraged by modifying the laws to support in-home businesses.

Overall, many noteworthy accomplishments have been made since the initial Plan. The updated Plan reflects newly -identified goals and action plans. The original goals were used as a basis for the updated Plan because, due to their nature, they continuously evolve, yet are the foundation of the Town’s laws. The town must continue its work in accomplishing these goals in order to insure...

“...I feel so blessed to live in South Bristol! I’m also very proud of our local government that is dedicated to preserving the “old” and thoughtfully preparing for the “new”.  
*Resident Survey Comment*

In a free market society, the town government has done what it could to enable businesses throughout the town with zoning regulations. Wide latitude has been given for existing properties that were non-conforming. Home occupation businesses



*Bristol Springs Businesses*



“...that future generations desire to live in South Bristol.”

## RESIDENT SURVEY SUMMARY

In the fall of 2004, the South Bristol Town Board charged the Planning Board to update the Town Comprehensive Plan. Through workshops and meetings, a work plan to accomplish the task was developed. A survey was created and sent to all the town's property owners and residents.

In formulating the survey the primary objective of the Planning Board was to make it as broad as possible, yet sufficiently concise to elicit responses in key areas of interest and concern. Twenty-four questions were developed and divided into four (4) distinctive topics: Vision for South Bristol, Commercial Services and Development, Residential Development and Governmental Services.

In August 2005, survey questionnaires were mailed to property owners and residents. Four hundred eight (408) completed surveys were returned by the October 2005 deadline for responses. This 33% return is statistically significant and is considered an excellent response for a survey of this nature. The results were tabulated and reported to the Planning Board and the Town Board. The following is a synopsis of the information and explanation of the data collected in the survey.

*"Please use these surveys as a resource and honor what the people want who have invested their lives in the area..."*

*Resident Survey Comment*

### **IDENTIFICATION**

The first five questions were used to identify, in a generic form, the demographic of the person who was answering the survey. Generally, the respondents were from Area #1\* and #2, Bristol Harbour and the lakeshore area of the town, represented by 39% of the returned surveys. Area 8\*\* including Mosher and Porter Roads, County Road 33 and Gulick Road, had another 21% of the surveys, and the rest of the town accounted for the remaining 40%. The surveys represented an accurate sampling of all the town residents, as well as absentee landowners. Two thirds of the respondents lived in the town all year round. Over one third lived in residences of greater than 5 acres. Others lived in dwellings less than 1 acre and less than 5 acres, 19% and 17% respectively. Fifteen percent (15%) lived in townhouses or condos, while 9% described their ownership as undeveloped land. (\*Area 1 is the most densely populated. \*\*Area 8 is the largest land area.)

### **VISION FOR SOUTH BRISTOL**

Questions 6 through 12 discussed what the community felt the town should look like in the future, and how to preserve and better utilize the natural resources found within the town. These seven questions focused on what the citizens' feel the character of the town is, and what it should be. Overwhelmingly, the citizenry responded to the importance of lake quality, keeping the town's rural character, emphasis on open spaces, and scenic vistas.

## **RESIDENT SURVEY SUMMARY**

### **COMMERCIAL SERVICES/ DEVELOPMENT**

Questions 13 through 16 intended to give the respondent an opportunity to express desires for commercial development throughout the town. The majority of citizens replied that they did not see a need for commercial development. Of those who felt that the town did need some commercial enterprises, the leading answers were a grocery/convenience store/gas station and restaurant. However, when responding to a question concerning commercial or light industrial development, an overwhelming majority said they would support such growth. Also, there was very strong support for the town to encourage small, home-based businesses.

### **RESIDENTIAL DEVELOPMENT**

Questions 17, 18 and 19 discussed residential development. The least desirable developments were mobile homes, apartments, single family on less than 1 acre and townhouse/condos. The most desirable were single family dwellings on 5 acres or more of land, followed by the same type of houses on 1-5 acres of land, and single family houses with open space. Most respondents felt that the best place for residential growth was the Bristol Mountain area followed by Bristol Harbour and the Route 64 corridor. County Road 12 and Gulick Road were the least favored to develop additional residential homes.

Given the town would continue to develop, 78% felt that restrictions should be

placed on development that would impact water quality. About 24% would favor sewer districts and the same percentage would favor water districts. More than half (52%), liked the idea of the town facilitating water quality testing.

### **GOVERNMENT SERVICES**

The final questions of the survey addressed the services provided by the town. Overall, the town received an acceptable rating. The highest favorable response was for highway maintenance. There was a strong indication throughout the town that they use the Town Recycling Center.

### **RESPONDENTS' COMMENTS**

The final portion of the survey offered the respondent a chance to provide comments on the survey topics or other issues they viewed as important. Their opinions varied throughout the handwritten comments and suggestions but the overall tone was to keep and preserve the rural character of the town.

It needs to be noted that a large percentage of the surveys contained handwritten responses. The Planning Board interpreted this to be indicative of a strong interest the people have in the town and their desire to contribute to overall direction of the town and the Comprehensive Plan. It was obvious many of the citizens of the town took a great deal of time and thought to formulate their written responses.

NOTE: A Resident Survey Analysis can be found in the Addendum.

# **COMPREHENSIVE PLAN**

## **STATEMENT OF PURPOSE**

The purpose of a comprehensive plan is to provide guidelines for future land use, in order that the health, safety, general welfare and individual property rights of the residents of the Town of South Bristol may be preserved and protected.

This can only be accomplished by careful planning, after reasonable consideration of the character of the town and its suitability for particular uses, in order to conserve and enhance natural resources and land values and to protect the existing properties and environment.

This plan and the land use regulations that may be derived from it are designed to:

- *Prevent overdevelopment of land and undue concentration of population.*
- *Conserve and preserve the natural beauty of the land, its scenic overviews, lakes, streams, forests and hills.*
- *Guide future development so that we maintain the rural atmosphere of the Town.*
- *Maintain the town's public facilities and services with an eye toward enhancement to meet future needs.*

Each of the above will be designed so that South Bristol may be enjoyed to the fullest by this and succeeding generations of town residents and visitors.

*'... The great beauty of the region, its scenic character and privacy, and rich forests filled with game are what make South Bristol wonderful and special, and why my family has loved it for three generations. Please protect and preserve this wonderful place.'*

*Resident Survey Comment*

## **GOALS AND ACTION PLANS**

These goals were developed by the Town Planning Board and represent a digest of information and opinions submitted by our residents in response to the recent Resident Survey. (See the Resident Survey Summary on page 20 and the Resident Survey Analysis located in the Addendum).

These goals and action plans, along with the other elements of the Comprehensive Plan, are the principal source document in the writing and revision of a wide range of town codes and laws, as necessary. The goals are not listed in order of priority.

The responsibility for accomplishing the action plans outlined herein rests with both town officials and residents.

## I. ENHANCE TOWN IDENTITY

- Denote scenic vistas and historic landmarks and points of interest
- Develop ways to promote South Bristol
- Encourage tourism
- Expand public recreational opportunities for citizens
- Preserve and enhance scenic assets of the Town of South Bristol

### Action Plans

- Develop maps of the natural and historic vistas and points of interest
- Place historic markers
- Ensure that the Town of South Bristol is placed/advertised in local tour guides
- Pursue the acquisition of community property, including lakeshore property, which would be available for town historical sites, recreation, scenic vistas, etc.
- Research grants which may be available to acquire property or buildings, renovate and repair historic sites and/or generally enhance local enterprises, entrepreneurs, etc.
- Encourage and support cultural endeavors such as the South Bristol Cultural Center, Writers and Books Gell Center, Camp Warren Cutler Otetiana Council Boy Scout Reservation, the University of Rochester's C.E. K. Mees Observatory, Rochester Museum and Science Center Cumming Nature Center and The South Bristol Historical Society
- Establish an annual town clean up day and provide town support and services as appropriate
- Continue to establish enforceable property management laws
- Promote the Hamlet of Bristol Springs as a commerce center, install signage, and encourage publicity

*"...But now we don't have to depend on Rochester for the cultural and artistic resource with all of our active school offerings, festivals and cultural centers. Let us endorse these organizations while keeping our rural, scenic community's beauty unspoiled and sophisticated." Resident Survey Comment*

## II. PRESERVE THE RURAL CHARACTER OF THE TOWN OF SOUTH BRISTOL

- Continue to review zoning as appropriate for a rural country setting
- Ensure that commercial and residential development are in harmony with the surrounding neighborhoods
- Encourage cluster development as a means of effectively utilizing land resources

### Action Plans

- Review zoning map to ensure that scenic vistas, forested lands, and the rural nature of the town are protected
- Continue to encourage the preservation of our open, unspoiled, uncluttered spaces
- Support agriculture and farming throughout the town subject to the provisions of Article 25-AA of the NYS Ag and Markets Law. Also support applicable county agricultural and farmland protection plans as created under Article 25-AAA of the NYS Ag and Markets Law

*"...As more and more rural areas become overdeveloped, places like South Bristol become all the more precious to its residents." Resident Survey Comment*



*View South from State Route 21  
To County Road 12*

### III. ENSURE AWARENESS AND RECOGNITION OF THE TOWN'S PAST AND PRESENT HERITAGE

- Maintain the integrity of the town's unique character and history

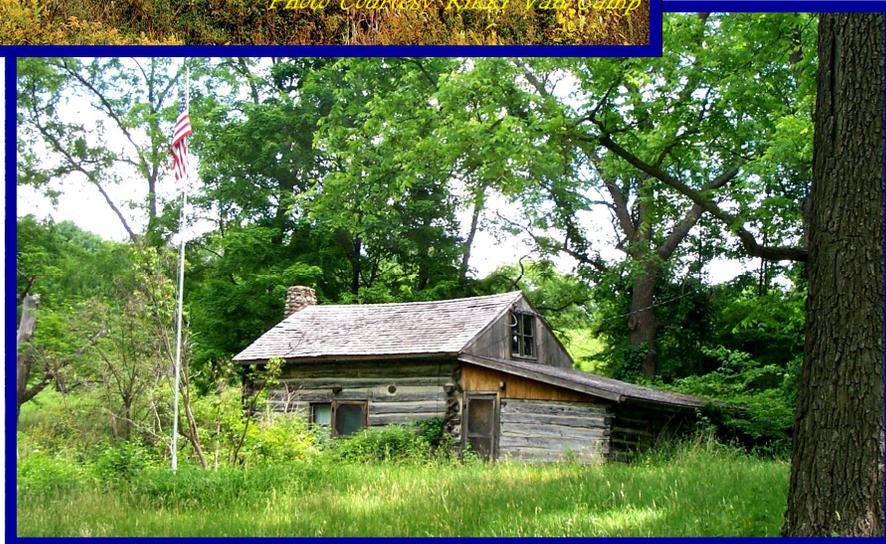
#### Action Plans

- Encourage the Town Historical Society to participate on the town website
- Encourage and support the Town Historical Society and involve them in formulating a historic site location map
- Explore incentives for maintaining our beautiful local barns, homes and other historic buildings



*"The Lincoln Barn"*  
*County Road 12*  
*Photographed*  
*and*  
*Painted*  
*more than any*  
*other barn*  
*in*  
*Ontario County*

*George Crane*  
*Homestead*  
*Built in 1826*  
*State Route 21*  
*Now*  
*Jay Dutcher's Cabin*

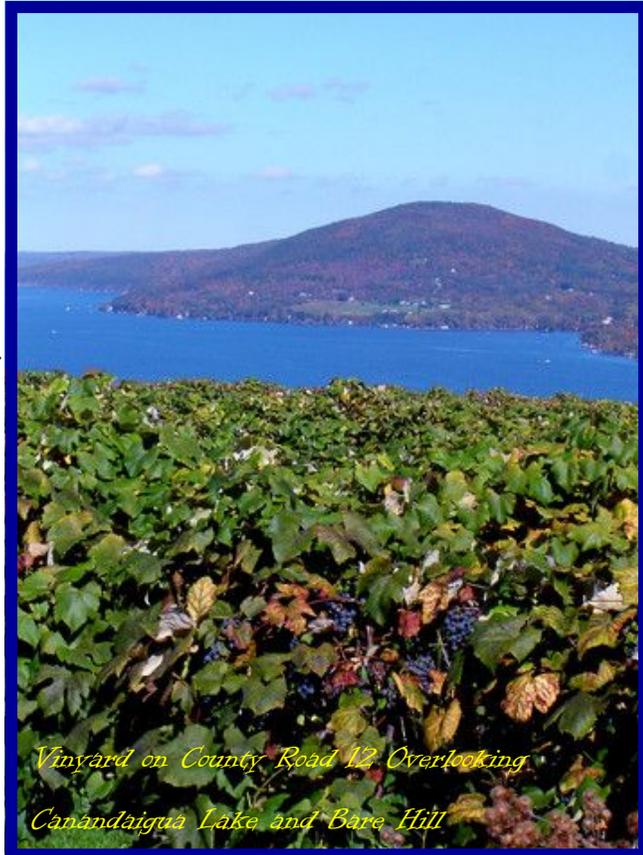


## IV. ENSURE THAT FUTURE GENERATIONS DESIRE TO LIVE IN SOUTH BRISTOL

- Encourage and support community business when and where needs have been identified and provide guidance as to where they would be most appropriate
- Encourage and support home occupations
- Continue to monitor and protect property owners' rights
- Encourage tourist-related businesses
- Encourage preservation of open spaces

### Action Plans

- Make sure zoning and subdivision laws encourage and support this goal
- Encourage and support a good school system
- Continue to identify ways and means of preserving traditional agricultural lands, including vineyards and timber farming
- Continue to monitor other area towns' methods of preserving agricultural lands and promote information sharing
- Pursue networking with the governing bodies of other area towns to promote and support inter-governmental cooperation
- Increase resident awareness of the availability of public transportation
- Explore the potential of working with Ontario County and/or other area towns to improve or expand recreational facilities at the Ontario County Park



*Vineyard on County Road 12 Overlooking  
Canandaigua Lake and Bare Hill*

## V. CONTINUE OPEN COMMUNICATIONS ON CURRENT PROJECTS, PROGRAMS, PLANS AND ISSUES

### Action Plans

- Town Supervisor to hold an annual “state of the town” open meeting with the town boards and the public
- Create a periodic town newsletter to keep residents informed
- Encourage extensive use of the existing town website to keep residents informed on a timely basis
- Put the town comprehensive plan on the town website
- Encourage town residents to volunteer and serve in town government
- Encourage residents to voice their opinions on plans, projects, issues, and provide ample opportunity for them to do so
- Take steps to assure that information is made available for timely press releases on town business, issues, decisions, plans, etc.
- Consistent with New York State regulations, the comprehensive plan may, and should, be amended as changing conditions warrant and new information becomes available. However, in any case, the comprehensive plan shall be reviewed at a maximum of seven (7) years
- Develop and adopt a comprehensive public relations strategy for the town.



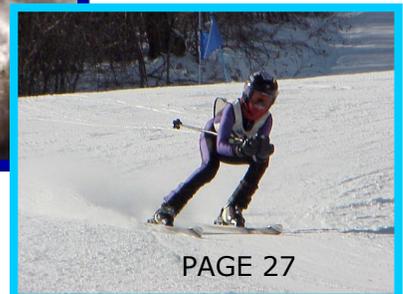
*“Keep growth to a minimum and preserve the surrounding area. Keep the passion—keep residents interested and informed.”*

*Resident Survey Comment*



*Wintering*

*In South Bristol*



## VI. WATER QUALITY

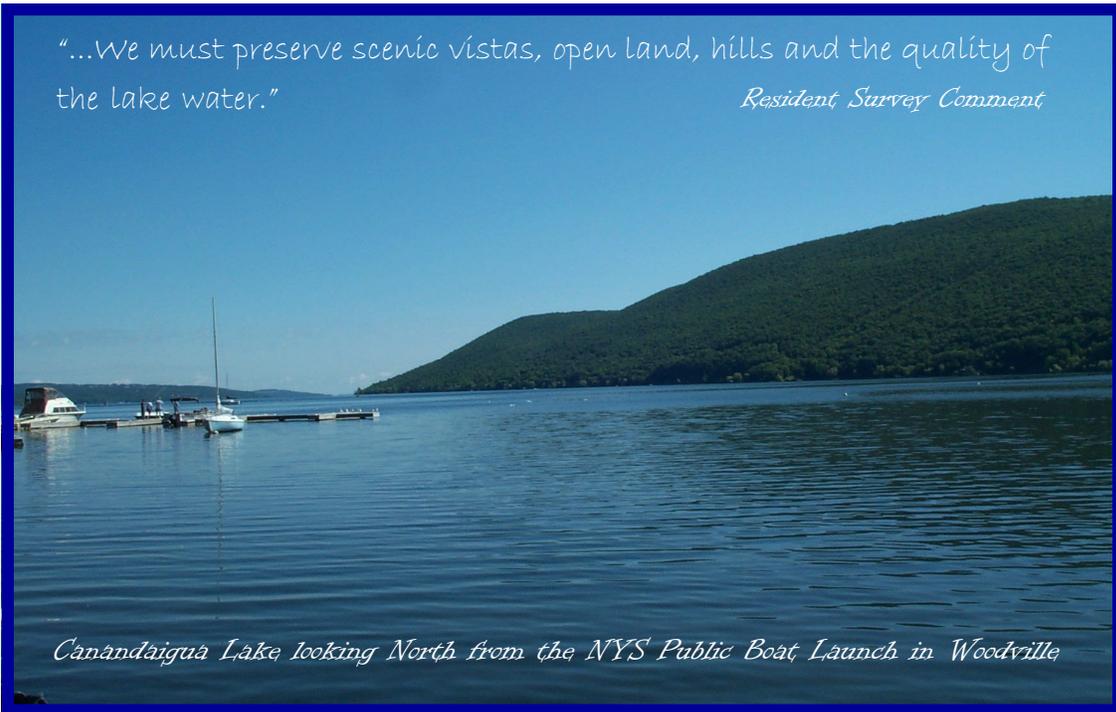
- Preserve the water quality of Canandaigua and Honeoye Lakes, streams, springs and wells

### Action Plans

- Support the input of the Canandaigua Lake Watershed Council on watershed related issues and projects
- Support the input of the Honeoye Lake Watershed Task Force on watershed related issues and projects
- Develop steep slope regulations
- Make “well test kits” and associated instructions available at the Town Hall
- Continue to closely monitor land use that would impact water quality
- Continue to abide by the Canandaigua Lake Uniform Docking and Mooring Law
- Develop regulations that govern the amount of soil movement and/or removal
- Ensure that existing and future land use regulations are consistent with the preservation of water quality

*“...We must preserve scenic vistas, open land, hills and the quality of the lake water.”*

*Resident Survey Comment*



*Canandaigua Lake looking North from the NYS Public Boat Launch in Woodville*

## VII. IDENTIFY, PRESERVE AND PROTECT SCENIC VISTAS



### Action Plans

- Designate scenic vistas, develop an overlay district and formulate appropriate regulations
- Explore and initiate the acquisition of park/scenic areas for preservation
- Consider setting up an ongoing town fund to purchase development rights
- Explore the feasibility of a South Bristol Scenic Trailway
- Inform landowners in scenic vistas about the Finger Lakes Land Trust and encourage participation
- Encourage the development of a plan for the use of the McGee Recreational/ Wildlife Area



**VIII. SUPPORT “LIGHT” COMMERCIAL AND INDUSTRIAL DEVELOPMENT TO THE EXTENT IT IS IN KEEPING WITH THE RURAL CHARACTER OF THE TOWN AND CONSISTENT WITH THE EXPRESSED NEEDS AND DESIRES OF OUR RESIDENTS**

**Action Plans**

- Review existing commercial districts for appropriate zoning
- Review all zoning regulations with respect to appropriate allowed uses and special use permits



**IX. ENCOURAGE AND FACILITATE TECHNOLOGY ENHANCEMENTS IN SUPPORT OF SMALL BUSINESS AND RESIDENTIAL COMMUNICATIONS**

**Action Plans**

- Explore and support enhancement of communication towers within the town
- Facilitate utilities improving DSL/Broadband communications within the town
- Support county high-speed internet fiber optic ring initiative
- Support WiFi areas within the town
- Improve rural communications (e.g. cell phone reception)

## ACKNOWLEDGMENTS

Thank You to all our residents for their support and contribution to the 2007 South Bristol Comprehensive Plan.

### South Bristol Town Board

Daniel Marshall, Supervisor

Donna Goodwin

Thomas Hawks

Dale Stoker

Barbara Welch

### South Bristol Planning Board

Johanna Zonneville, Chairperson

Jack Bartlett

Ralph Endres

Jeanne Gage

Richard Gray

James Schartzer

Nadina Stevens

Bessie Tyrrell

William Welch

### South Bristol Zoning Board of Appeals

Hermann Arndt, Chairman

Thomas Brahm

Stanley Handelman

Kenneth Hanvey

James Hicks

Joseph Polimeni

### South Bristol Town Personnel

Jack Centner, Code Enforcement Officer

Lawrence Duel, Highway Superintendent

Margaret Dunn, Bookkeeper

Judith Hanley, Town Clerk

Christopher Miller, Town Justice

Debra Minute, Planning and Zoning Board Secretary/Office Specialist

Raymond Moncrieff, Town Justice

James Schartzer, Assessor

And A Special Thank You to the members of the South Bristol Planning Board that developed the original Comprehensive Plan which was adopted in 1998. It was their fine work that has guided our town decision makers over the years.

