



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

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## **Planning Board Meeting Agenda**

Wednesday, August 16, 2017  
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 July 19, 2017 Planning Board Meeting Minutes

### **New Business**

#### Final Site Plan Review

Application #2017-0004

Joel & Amy Lincoln / Sharon McMillan

6963 Granger Point Drive, Tax Map #191.17-1-10.000

### **Old Business**

Proposal to add local law on Solar Energy Systems

Draft proposal to amend town code pertaining to site plan review

- §170-22(E) (18) for site plan review of all applications for large scale solar energy systems

Review of code §170-38(C) request additional residential structures on same lot must have same postal address

### **Other**

### **Motion to Adjourn**

## **Town of South Bristol Planning Board Meeting Minutes Wednesday, August 16, 2017**

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

**Guests:** Bill Grove, P.E.  
Joel & Amy Lincoln  
Matt Rischpater  
Sharon McMillan  
Dave Bornholdt  
Mike May  
Kate Clark  
William Carpenter  
Stephen & Christine Spitz  
Daniel Marshall

### **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.

### **Reading of Vision Statement**

Board member, Bessie Tyrrell, then read the Comprehensive Plan Vision Statement.

### **Minutes**

Chairperson Ely called for a motion to approve the July 19, 2017 meeting minutes as written. Rodney Terminello made said motion which was seconded by Michael Staub. The motion was unanimously accepted by all board members present.

### **New Business**

Application #2017-0004 Final Site Plan Review  
Joel & Amy Lincoln / Sharon McMillan  
6963 Granger Point Drive, Tax Map #191.17-1-10.000

Public hearing opened at 7:05 p.m.

Chairman Ely: The first item of today is the final site plan review for the property at 6963 Granger Point Drive. Diane would you be kind enough to read the public notice?

Diane Graham: Yes.

LEGAL NOTICE TOWN OF SOUTH BRISTOL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town of South Bristol Planning Board will hold a public hearing on the following application:

Application #2017-0004 for property owned by Sharon McMillan located at 6963 Granger Point Drive, Tax Map #191.17-1-10.000. The property owner and applicants, Joe and Amy Lincoln, are looking for site plan approval to construct a new single family residence.

SAID HEARING will take place on the 16th day of August, 2017 beginning at 7:00 p.m. at the South Bristol Town Hall, 6500 Gannett Hill Road West, South Bristol, NY.

All interested parties may appear in person or by representative.

Jim Ely: A copy of that will go into the record with the affidavit of publication in due course?

Diane Graham: Yes.

Jim Ely: Let's start by inviting the applicant or perhaps the applicant's representative to speak. Mr. Grove would you please step forward?

Bill Grove: I am Bill Grove with Grove Engineering, here representing the applicants, Joel and Amy Lincoln and Sharon McMillan. The Lincolns are intending to purchase this property from Sharon so that they could take down the existing mobile home and build a new two bedroom cottage on the lot. Currently the mobile home that exists now is really close to the west property line so there is a pre-existing non-conformity on the lot because of that. We were able to site the new cottage on the lot sufficiently that we would meet all the setbacks, meet the lot coverage requirements, and meet the height requirements to bring the lot more into compliance with the current zoning. It will still be an undersized lot on the current zoning. It is about 7600 square feet is the total size of the lot. In that zoning district it is 10,000. We do not meet the minimum lot size but we do not have anything more to work with there. We were able to meet setbacks with it. The conceptual septic is currently now approved. I did call the health department today to find out about the status of the proposed septic system. It has been there about four weeks. Sheryl Robbins said that it looks like she needs about four more weeks before it even makes it to the top of her pile which is frustrating for me because I do not think anything should take two months. We do not anticipate any issues with the septic because we received conditional approval of the septic concept before we submitted septic for additional review. Also I submitted the plans to Kevin Olvany, Canandaigua Lake Watershed Manager and I did not hear anything back. I do not know if the Board has heard anything from him but I did not have any comments from him.

Diane Graham: No.

Jim Ely: As I understand it there is no need to get a variance from the ZBA. Is that correct?

Bill Grove: Correct.

Jim Ely: At this point we have a number of folks that are here. Anybody have questions or comments?

David Bornholdt: My name is David Bornholdt and I am your neighbor to the west. I own the property that adjoins from the west of the lot. There is a fair amount of history. My grandfather who built the cottage in 1929, remembers when the two lots were one lot and then it was split down the middle. He purchased one and Carl Meisel, at the time from Naples, purchased the other one. As I looked briefly at the plans that Mr. Grove had, I just have a couple things. I brought with me and I believe Diane you have a copy of my survey, right?

Diane Graham: Yes.

David Bornholdt: I do not know if this is an issue or not but there is a line on here I think that continues on there as well. Although what it is exactly called I am not sure. It was always referred to as the easement line. This line shows on my property and continues across into your property and the leach is set to be built directly within so I do not know if that is an issue or not. I just wanted to bring it to your attention so that you can look into it. The other thing is that down the line between the two properties there are currently three pine trees and those were planted by my grandfather somewhere back in the 1930s. As I look at the plans, the tank where you would have the sewage go and pump in the leach field is pretty close to one of those trees and the roots on pine trees have kind of surfaced. So I am concerned that construction shown could very likely kill that tree. I am not a lawyer in this and maybe if the roots are on your property you can cut them off and kill the tree too bad for me. Anyway I just want to bring that up. Other than that I do not have any other concerns. It looks good and I am looking forward to having new neighbors.

Jim Ely: Thank you. Bill do you want to respond to that?

Bill Grove: I can. As far as that section on the roadside. It was called an easement. On the survey I see the line. It definitely shows up on mine but it showed up as a former deed line. So it is well outside the road right of way. We did pull up the survey. Years Boundary had done the survey for this property and there first reference was your survey.

David Bornholdt: I showed them when they did the survey.

Bill Grove: They are aware of it. I think it is a former deed line and it's not a right-of-way that would cover the property. It goes on an angle that is probably 15 degrees off the road right-of-way. The next property to the east the Spitz property it takes up quite a bit of that property and then one east of that. I think it is just a former deed line. I do not see it as an easement. I can verify that with the surveyor but it definitely does not show up on our survey as an easement.

Chairman Ely: If it were an easement would that be a problem?

Bill Grove: If it were an easement it depends on how the easement is written. If it is only an access easement and the leach field did not impact the access through that easement, I do not think it would be an issue. We have done it before we put septic systems under the power line easements. Where it is done at risk if the power company comes in with a big machine and turns off their easements lines and damages the septic system. It is not a responsibility of the power company to make it right. If it is an easement, I am not sure it depends on the language of the easement and what that easement is for but I do not see it as an easement.

David Bornholdt: The history that I remember was people abutting the road which was put in by Bill Widmer access to the road from that property.

Close to the leach field there is a well sort of right smack there in the middle of the crossing. I am assuming that with the proximity to the leach field you are not planning on using that for potable water.

Bill Grove: It is one of the requirements to make this lot developable to fit the septic system on there that the well has to be removed and decommissioned. Once we take the well out we can meet the requirements for the septic to be 100 feet from the shoreline.

Chairman Ely: Can you speak to the second point?

Bill Grove: So one thing they asked for is if the tree roots are close adjacent to septic that if we move this tank over a few feet we could easily do that. The further we can move the tank away the better. Conceivably we could put it right against the driveway. If he ever uses this area for additional parking, that tank wouldn't allow for that.

David Bornholdt: Part of that is also that I volunteered to take down the two dead trees in there at no cost to you.

Joel Lincoln: I would not have any problem with that.

Bill Grove: What is your thought if that tree did die as a result of the construction? Is that something you are willing to take of?

Joel Lincoln: Yes.

Chairman Ely: Anybody else who wishes to make comments or ask questions?

Steve Spitz: I am Steve Spitz. I am the other neighbor on the other side. I was also concerned about the design of the septic. I was wondering about the impact on my property. My garage floor sits at elevation 692, which is a good fourteen inches from the property line. The water on any hard rain runs down your road. The grade to road is such that water follows right around it and hits all three of our properties. It comes past Sharon's downhill and hits my property. I have a foot lower in my garage. Storm water coming down the road on that property and vineyard. What I am concerned about is whether there a variance for the septic system?

Bill Grove: There is a waiver required for proximity of the leach line to the north property line along the road.

Steve Spitz: If you are getting a variance and pushing the septic up along the road, I want to make sure that the site is designed to not have septic wash-off because the first place it is going to end up is down in my garage.

Bill Grove: I can address that. One thing that you do have along the whole point there is good soil for leaching. Maybe we should talk because there have been some improvements and technology. They do have good leaching soil. The house is required to be at a minimum of 694 the finished floor elevation. So we are at 694.5 to be able to get gravity flow out the back of the house to the leach field area. Now the

leach lines themselves the bottom of the leach lines will start at 691 and be above that. So if the water was not any grade changes to the final area. The leach lines can go in the ground and be restored on top to the same level that is there now. I can't say it's impossible for leach water to get over to your garage but we have a couple things going for us. The soil is very porous and will allow that to go down into the ground. The other thing we are doing we are treating it aerobically through the aerobic treatment unit, the enhanced treatment unit and doing a secondary aerobic system by the nature of the Presby system we are putting in. So you get very clean water out of the first unit and you get extremely clean water out of the leach lines themselves and so that water is just go down. I do not see that being any issue with as far as water getting over to your garage. Because of the elevation of the house and the necessity for grade to rise up to the house we are going to have water shedding off of that basically on all four sides. The house will sit up some and water will shed towards the property lines but we designed a shallow swale at relative low point on the east and west sides for that water sheet flow out to the lake.

Steve Spitz: The septic is basically designed for a two bedroom house.

Bill Grove: Correct.

Steve Spitz: The neighbors on the other side of us and on the point they rent. I am sure my neighbors will make some comments on the impact of the neighborhood for renters. Our concerns are that you're not designing the septic system for this to be a rental property.

Bill Grove: It is not.

Steve Spitz: My question then will be for the planning board is that if you have to get a waiver for a septic system and it is not designed for a rental property, does that mean it is going to be a private residence and it's not going to be able to be used as a rental property?

Bill Grove: I guess I will answer that. It is a question that I have seen in other municipalities that there is nothing in the law that says that it can't be rented, that it cannot be used as a rental. I do not think that is Joel and Amy's purpose.

Bill Spitz: I want it on the record that the septic system is not designed for a rental property. So if it does overflow because it is over capacitated there could be problems.

Bill Grove: I agree.

Steve Spitz: If there is too much use on that septic system designed for a two bedroom house, I am going to have a problem with it on my garage.

Bill Grove: Yes. I understand. The septic system is designed whether it is a rental or family of two or four it is designed for capacity. This one is designed for 300 gallons per day design capacity. You definitely risk any usage over 300 gallons a day. I can't say that the system will not handle it. It is not good for it and over time it could have failure. The smallest aerobic unit we could get is a 600 gallon per day unit. We have treatment capacity in there for more than that but the limiting factor is the leach lines and how much square footage we have that can effectively treat and disperse into the ground.

Steve Spitz: My second question is then I am confused because I had the same engineer. I was forced to go on holding tanks. I had to get rid of my septic system. I really did not want to get rid of it. I was told I could not have a septic system. They wanted to get everybody on the lake off septic systems.

Ralph Endres: When were you told that sir?

Christine Spitz: Nine years ago.

Steve Spitz: Yes. Nine years ago. I did not have a problem with that because I wanted to be a good neighbor and I wanted to comply with all the septic requirements of the town.

Bill Grove: I can answer that easily. This technology did not exist in this area. This Presby system that we are able to use and take advantage of in a very small footprint and in your case could work out beautifully because you can actually design it to be driven on and parked on. I know your whole frontage is parking area now. There is a good chance we now could use that technology to do something.

Steve Spitz: So what you are saying is I might be able to have a septic system?

Bill Grove: You might be able to. That is the short answer. Yes. NYS is always slow in adopting new technology but this one they really embraced it and it has worked well in a lot of cases where we have a small footprint. You have more room than what these folks have. I am not sure about the number of bedrooms if that would maybe trip you up. It is something we can look at. I am not looking for extra work. It is something you should look into. Let me put it that way.

Steve Spitz: I want to bring up that I have had an arborist look at the silver maple on the corner. He's saying it should come down. It is right on the property line. It is mostly on my property but it will impact your property. He is recommending that in the very near future we should take it down. I have been monitoring it and if you are going to be building a house, I would like to be able to get access to take that down this winter.

Joel Lincoln: Yes. That would be fine. We certainly could talk about that. Our intention is to begin construction next summer.

Bill Grove: Along those lines if you do end up using that as access please stay off. We will mark out that leach field area and make sure it is not driven on.

Steve Spitz: The other part of the design of the septic system here just for your information is parking because it is a big problem here. Everybody is lacking parking so they park on the side of the road and they park on their lawns. I am assuming that the septic system is not designed to be driven on.

Bill Grove: It is not but if one were to be driven on this would be a good one. This site is okay to do that but it has to be designed right. It is not designed for it in this case.

Steve Spitz: Just a thought because I see that they just have the drive. I am going to say that because there are a lot of cars parking on it and the system could fail. In a hard rain I am cleaning up crap in my garage and my wife would not like that.

Bill Grove: We would not like it either.

Steve Spitz: Other than that you did a nice job on the plans. You always do nice work.

Bill Grove: Thank you. It is tight there but it all fits.

Steve Spritz: Are you planning on taking down trees for your construction? Right now there is a whole series of trees here some are on your property and some are on my property. They have fairly large root systems.

Joel Lincoln: We thought about that and at this point there are no plans to taking anything down. Maybe just trim some of the branches that are hanging over.

Chairman Ely: Anybody else wish to ask questions?

Bill Carpenter: I am Bill Carpenter. I own the vineyard area. I have not seen site plans. Where is the variance required for the septic system? How close is that to the road? You are not going to construct the road itself?

Bill Grove: This is the proposed cottage, lake is on this side, and this is the road. The property line being the line here and we have to get a waiver to be five feet from the property line which puts us probably eight instead of ten. It puts us probably about nine feet on that side and maybe ten on this side from the actual edge of pavement. Two twenty-two foot long leach lines. There is a single row of tank. The way the leach field works is aerobic. This is a standard 40 treatment system on its own. You could standard go septic tank. Getting treatment here before it goes out and then we are getting more treatment before it hits the soil interface. I am not going to drink it but it will look like clear water when it comes out.

Bill Carpenter: [There was a question about the septic system distance from road.]

Bill Grove: From the leach line to the pavement on this one is about 8.5 feet. This one is ten. It is five feet from the property line that we need a waiver from the state health department.

Bill Carpenter: This is the drive-up?

Bill Grove: That is the drive-up.

Bill Carpenter: Parking is an issue and obviously parking on the vineyard side which I allow and it is okay on occasion but is obviously not meant to be permanent.

Chairman Ely: Any other questions or comments?

Mike May: I am Mike May. I am at 6953 Granger Point Drive about four houses from the proposed site. It was brought up by Steve Spitz about rentals and I do not think it can be answered by this board. Maybe our town supervisor can answer it. Do the residents of any part of the town have any recourse to their neighbors who choose to rent their properties to whoever? We collectively had it up to our clavicle in the last couple of years with renters. I did not buy a piece of property to be in a rental district. If I would have, I would have gone to a trailer park. I do not know of any other nice way to say it. A two bedroom house fine. There is one two doors away from it. I do not know how many bedrooms are in it but there can be as many as 15-18 people overnight in that house and the one next door is just as bad. The parties



go on all night long and the deputies do not want to hear it. They ignore it. I do not know what recourse, if any, neighbors have or the town has to either stop it or curtail it or limit it. I have lived here 33 years, and in the last three years I am about ready to put a for sale sign up. Either that or lower my taxes.

Chairman Ely: This is out of purview of this board.

Mike May: Then take it to the assessor.

Chairman Ely: You have raised a number of issues that I think are certainly important. They are ones that do not directly pertain to our application here. To my knowledge there is no present limit on your ability to rent. I am dismayed that the deputies are not responding to your call that there are obnoxious parties at all hours. It might be called a nuisance but that again is beyond purview of this board. I do not know quite where that leaves us. There is no restrictions unless the town board chooses to impose one on rentals. Some people might argue their right to rent the property. Here is our supervisor Dan Marshall.

Dan Marshall: There is currently no law in the Town of South Bristol that regulates rentals or real estate property. It is a real concern. It is a concern all around the lake with this advent of Airbnb. It probably could get worse before it gets better. I am too dismayed that you are not getting any satisfaction. What you are dealing with Mike is a civil action. The deputies should be doing something about that. Perhaps the town should look into the possibility of perhaps a noise ordinance. That could have some potential control. The other issue I need to do is speak to George Barden about this and the fact that if you have a cottage that has capability of say three bedrooms but 18 people are using it, you are doing a pretty serious damage to a septic system.

Christine Spitz: Actually it is more than Mike May said. There are 24 people at the cottage next to us today and there was 24 people there on Saturday. They have people on the next lot where Carla is renting. They are out on the boat hoist at 2:30 in the morning swearing and drinking. I went down today because I had to have an invisible fence repaired and I went in the house. Steve Spitz came down and he said are these Carla's people? The next door neighbors they are all Jay and Lisa's.

Dan Marshall: I will contact Sheriff Povero.

Christine Spitz: The other renters have a Pitbull on a retractable leash and so I called Lisa and I said this is a 130 pound dog. I am about to bring my dog and the grandkids down all week. The dog charged the pine trees. They had it sleeping outdoors and he was barked 24/7. They had it sleeping out on the porch instead of bringing a crate down they blockaded it off with a kids fence. They were screening on two sides. My lab has gone through my screens. My 20 pound dog Max has gone through screens. This is a 130 pound Pitbull. I am worried about going outside and letting my dog out. I am not going to leave my dog out on a leash. I have an invisible fence.

Dan Marshall: I happen to be friends with the Lincolns. I have known Joel and his wife for many years. I have known the architect just about as long. I just want to tell you these people are good people and they are not going to have 2:00 am in the morning parties. They have young kids. They have a young family. If I were your neighbors, I would be happy to know they were going to be potential neighbors for you.

Chairman Ely: There is no question about the rental situation has been aggravated by the advent of the Airbnb's. This may, at some point, be something that the town will have to address. There is also the possibility of people are having dogs bark incessantly. We do have an ordinance against excess barking

and the code officer I think would make an attempt to enforce that. Of course, there is also the recourse to a civil law nuisance action, especially against the landlord who is renting property to such irresponsible people as in being described here. These are all very valid points. They do not relate to our immediate application.

If there are no further comments, let me just say that I am supposed to read into the record anything that we have received from state or county governance. As you know, this application was sent to the county planning. County planning board responded by saying that the application should be sent to Kevin Olvany which has been done. County planning concluded by saying it will make no formal recommendations to deny or approve. So county planning has had its opportunity to look at the proposed and has chosen to move on. Now at this point I would like to ask if any board members have questions, concerns, comments they would like to express.

Ralph Endres: I will make a comment on your rental. I live in Bristol Harbour, where we are confronting rental problems. You may want to contact your assemblyman and state senator. The governor signed a law in affect for the NYC/Long Island area that prevents Airbnb people from renting unless they are present in the house at the time it is rented. It only affects down there and the only reason it was signed and passed so quickly is because it was killing the hotel business in Manhattan. The same could be said for our area because it is a resort area. If it is good for one part of the state, it could be good for the whole state. That gives you a little leverage because if these are rental units the person that owns the house is not present they cannot rent it in Long Island or the five boroughs of NYC. If they made that statewide, a lot of these things would go away.

Chairman Ely: Any other board members have questions, concerns, comments? Okay. Then I will declare the public hearing closed.

Public hearing closed at 7:37 p.m.

The next thing is our SEQR determination. As you know this is required under NYS law. It seems to me qualify as a Type II Action that does not indicate that there is a significant environmental impact. We do nonetheless have a number of questions which is part of the application. I can run through these quickly if you like and we can indicate that we think that they have small or no impact in each case. How would you like to handle this members of the board?

Ralph Endres: Run through them.

Chairman Ely: I will run through these quickly.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No
2. Will the proposed action result in a change in the use or intensity of use of land? No
3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? No
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
7. Will the proposed action impact existing:
  - a. public / private water supplies? No
  - b. public / private wastewater treatment utilities? No
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? No
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? No
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No
11. Will the proposed action create a hazard to environmental resources or human health? No

I can now sign this as a negative declaration. As I said this before the reality is that we should declare this to be a Type II Action. A short environmental assessment form that we have just completed and we have determined that this will not result in any significant adverse environmental impact. That completes the SEQR form.

Now the suggestion is that I should present some findings for the planning board to consider.

I propose that we find as follows:

1. The proposed project is consistent with the comprehensive plan.
2. The proposed project is consistent with the zoning district in which the project is located.
3. The proposed project will not have an adverse impact on the physical or environmental conditions of the district.
4. The proposed project will not adversely affect the character of the neighborhood.

Do you agree with these? May we have a motion to approve these?

Michael Staub made a motion to approve and the motion was seconded by Ann Marie Rotter.

All in favor.

Aye: (7) J. Ely, R. Endres, A. Jacobs, A. Rotter, M. Staub, R. Terminello, B. Tyrrell

Opposed: 0

Motion carried.

With respect to the SEQR may I have a motion to sign the SEQR form as we earlier approved.

Rodney Terminello made a motion to approve and the motion was seconded by Michael Staub.

All in favor.

Aye: (7) J. Ely, R. Endres, A. Jacobs, A. Rotter, M. Staub, R. Terminello, B. Tyrrell

Opposed: 0

Motion carried.

The final question is whether we will agree to grant site plan approval. I have circulated to you a motion that I have worked on and in essence let me read this:

RESOLVED, that the Planning Board grants preliminary and final site plan approval to application #2017-0004, 6963 Granger Point Drive, subject to the following conditions:

1. That the applicant receive and present to the Code Enforcement Officer written approval of the proposed septic system by the Department of Health and that no building permit shall be issued until such written approval has been received.
2. After construction the applicant will obtain and present to the Code Enforcement Officer an As-Built final survey including elevation at base of the project.

A motion to approve was made by Ann Marie Rotter and the motion was seconded by Michael Staub.

All in favor.

Aye: (7) J. Ely, R. Endres, A. Jacobs, A. Rotter, M. Staub, R. Terminello, B. Tyrrell

Opposed: 0

Motion carried.

Chairman Ely: Bill you will obviously notify Phil when your approval comes in. Do you envision not starting work until next year?

Bill Grove: Yes and correct.

Chairman Ely: We are in the process of tightening up how long site plan approval lasts. So in consultation with Phil Sommer there might be something you can do physically on the property before next summer. You can straighten that out with Phil.

Bill Grove: Okay. Thank you very much.

Ralph Endres: Removing the trailer might be enough as a start.

Chairman Ely: That is a very good point. That would be a tangible start.

Bill Grove: I think there is a window we have to get. Your site plan is valid for a period of time. We have to get a building permit before the site plan expires and the building permit is valid for a period of time. I do not think it will be an issue.

Chairman Ely: We are tightening this up because we have had problems before including litigation. We tried to tighten up the definition what substantial compliance means. Moving the trailer will probably qualify that is something you can do. Okay. Thank you.

Bill Grove: Thank you.

**Other**

There was a discussion regarding rental properties and septic systems. The new septic system law should address some of the concerns.

**Old Business**

Review draft proposal for local law on solar farms:

**RESOLUTION 2017-3**

**TOWN OF SOUTH BRISTOL PLANNING BOARD**

At a meeting of the Planning Board of the Town of South Bristol on the 16th day of August, 2017, it was:

RESOLVED, that the South Bristol Planning Board recommends that the South Bristol Town Board take appropriate steps to add the proposed local law on Solar Energy Systems.

Dated: August 16, 2017

By Order of the Planning Board of the Town of South Bristol.

\_\_\_\_\_  
Diane Scholtz Graham  
Planning Board Secretary

A motion was made by Bessie Tyrrell and the motion was seconded by Michael Staub. All in favor.

Aye: (7) J. Ely, R. Endres, A. Jacobs, A. Rotter, M. Staub, R. Terminello, B. Tyrrell  
Opposed: 0

Motion carried.

Draft proposal to amend town code pertaining to site plan approval:

**RESOLUTION 2017-4**

**TOWN OF SOUTH BRISTOL PLANNING BOARD**

At a meeting of the Planning Board of the Town of South Bristol on the 16th day of August, 2017, it was:

RESOLVED, that the South Bristol Planning Board recommends that the South Bristol Town Board take appropriate steps to amend the town code §170-22(E) by adding the following language:

ö(18) All applications for large scale solar energy systems.ö

Dated: August 16, 2017

By Order of the Planning Board of the Town of South Bristol.

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Diane Scholtz Graham  
Planning Board Secretary

A motion was made by Michael Staub and the motion was seconded by Rodney Terminello. All in favor.

Aye: (7) J. Ely, R. Endres, A. Jacobs, A. Rotter, M. Staub, R. Terminello, B. Tyrrell

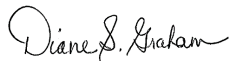
Opposed: 0

Motion carried.

**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 7:52 p.m.

Respectfully submitted,



Diane Scholtz Graham  
Board Secretary