



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

Planning Board Meeting Agenda

Wednesday, July 19, 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 May 17, 2017 and June 21, 2017 Planning Board Meeting Minutes

New Business

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

Old Business

Draft proposal for local law on solar farms

Draft proposal to amend town code pertaining to site plan approval

- Update on §170-94(J) expiration of site plan approval
- §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, July 19, 2017

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

Absent: Sam Seymour
Bessie Tyrrell

Guests: Bill Grove, P.E.
Sharon McMillan
Joel Lincoln
Matt Rischpater
Steve Cowley
Phil Sommer

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 with the exception of Sam Seymour and Bessie Tyrrell.

Reading of Vision Statement

Board member, Michael Staub, then read the Comprehensive Plan Vision Statement.

Minutes

Chairperson Ely called for a motion to approve the May 17, 2017 meeting minutes as written. Michael Staub made said motion which was seconded by Ralph Endres. The motion was unanimously accepted by all board members present.

Chairperson Ely called for a motion to approve the June 21, 2017 meeting minutes as written. Mary Ann Bachman made said motion which was seconded by Michael Staub. The motion was unanimously accepted by all board members present.

Old Business

Review draft proposal for local law on solar farms:

Chairman Ely shared that he forwarded an updated draft to the town attorney for recommendation and preparation of final form. He was awaiting response to consider at the August meeting.

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

- Update on §170-94(J) expiration of site plan approval
There was no new information shared at this time.
- §170-22(E) (18) for site plan review of all applications for large scale solar energy systems.
There was no new information shared at this time.

New Business

Application #2017-0004 Preliminary Site Plan Review

Joel & Amy Lincoln / Sharon McMillan

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

Bill Grove: I am Bill Grove with Grove Engineering. I am here representing both the seller of the lot and the buyer of the lot. Sharon McMillan is the current owners of the lot. Joel Lincoln and his wife Amy are the prospective buyers of the property. Matt Rischpater is the Architect for the Lincolns. We are the Naples project team I guess in this case. We have known each other for just about forever. We are all Naples guys. It is an exciting project for me because a lot of times the projects I get involved in is with people I do not know. For me in this case, I have known Joel and his wife Amy for a long time. Joel and I coached Little League together so we have a lot of things in common and exciting for me to see Joel and Amy realize their dream of having a lakefront property in South Bristol.

The gist of the project is it is a small lakefront lot on Granger Point. I am guessing that probably everybody knows the lot that we are talking about. There is an existing mobile home along the west side of the lot. The rest of the lot is open with the exception of an existing well on the property. Back in October or around October Sharon got ahold of me to look into the feasibility of putting a septic system on the property. With the property being so small and so close to the lake we had to determine if one if we could fit a system on there and if we could, would it be approved by the watershed inspector or the health department. We met initially with George Barden and Sheryl Robbins from the health department down at the site. It was either late September or October. We looked at it and did some soil tests there and determined that in fact one could fit a system on there for a two bedroom house with a maximum two bedroom house as long as the existing well was removed. We got a letter from the health department granting conceptual septic approval. That was dated October 18. I believe Phil Sommer has a copy of it. A little unusual in that it is the first time I have received conceptual approval on a septic system without doing formal plans. Right now we have a cottage proposed. It is two bedrooms that meets the setback requirements on the lot and meets lot coverage requirements. It's not over height for the zoning. So everything zoning wise was good with the proposed cottage. Septic wise I did submit formal septic plans to George Barden and Sheryl Robbins at the health department. It is a conventional system but we do not meet the setback to the property line on the road side. It needs to be ten feet and we only have five feet there. So that is why the health department has to be involved for approval of the waiver for that five foot distance. Which is the same that we asked for in the concept plan. When Sheryl reviews it, she is not going to see anything new on there that she has not already seen and offered her conditional approval. Matt what is the square footage on the cottage? Do you remember?

Matt Rischpater: The square footage is about 1800 square feet.

Bill Grove: 1800 total?

Matt Rischpater: Yes. It is not a full second floor. It is just a loft. One bedroom is on the second floor.

Bill Grove: So one bedroom on the first floor, one bedroom on the second floor, small porch on the lake side and an even smaller porch on the road side. It filled up the area that we had and still left us lower than the lot coverage calculations. I do not think I have anything more to add. I think that pretty much describes it.

Chairman Ely: There is a certificate of non-conformity which relates to the existing trailer. Can you speak to that? Will that be removed as part of your project?

Bill Grove: Yes. The existing trailer will be removed so the lot will be vacant before we start the construction. I believe that Phil has talked to the town about that. I do not know who it came from. It is my understanding that once the trailer is removed it is no longer considered a non-conforming lot. Although it is smaller than the minimum size, but once that is gone and we can meet setbacks it becomes more of a conforming lot. We are definitely removing the non-conformity with the proposed project.

Chairman Ely: Board members have any questions?

Mike Staub: With the non-conformity it says the structure type is a manufactured home and then it says pre-existing manufactured home on property is not conforming to what is required in lake residential district. Does that mean that was non-conforming for structural?

Bill Grove: With the existing mobile home on there on there, yes. That is for the Certificate of Non-Conformity.

Phil Sommer: It is lot size too. Trailer and lot size were pre-existing. Then the Town changed the size for what you needed for a lot on lake-frontage. It covers the trailer and the non-conforming lot size itself.

Ralph Endres: When was that trailer put on the lot? Does anybody know?

Sharon McMillan: A long time ago. I have owned it for twenty years and it was there a long time prior to that.

Ralph Endres: It was probably is non-conforming because we did not even having zoning at the time. So now you are going to try and make it conforming.

Bill Grove: Conforming from the zoning setback stand point.

Ralph Endres: More conforming than the trailer.

Bill Grove: I guess that is the way to look at it. We cannot do anything about the lot size but we can certainly meet side, rear and front setbacks, lot coverage and height. We are good with all those it is just that the lot is 0.177 acres. So it 7700 square feet. It isn't a lot to work with.

Ann Marie Rotter: It is a tiny home.

Bill Grove: It almost is. It is different than a lot of properties that you probably see come through for lakefront parcels. It is a modest cottage.

Ann Marie Rotter: You said it is going to be 1800 square feet?

Matt R.: It is just under 1800 square feet.

Ann Marie Rotter: The actual home?

Matt Rischpater: The actual home. It is the first floor though. The first floor is kind of square and then the upper elevation swoops up so it looks like a one-story cottage from the front but the upstairs will house a bedroom and a bathroom.

Ann Marie Rotter: So there will be plumbing upstairs?

Matt Rischpater: So there will be plumbing upstairs as well.

Phil Sommer: 1800 habitable correct?

Matt Rischpater: Yes, habitable square footage. No, the footprint is not 1800 square foot. The footprint is about 1150. At most from the average grade 27-28 feet and that is to the peak of the roof. From the front all you see is the first floor with a porch and then the roof kind of swoops up.

Phil Sommer: Is the front from the road?

Matt Rischpater: I am sorry front well front changes for me because front used to always be the lake for other jurisdictions. Yes from the roadside on the approach. From the lake side what appears will be a two-story with a little porch above.

Ann Jacobs: I have a question about the well. It says that the existing well is going to be decommissioned and then they are going to draw water from the lake. Is that temporary?

Bill Grove: No, that will be permanent.

Ann Jacobs: What happens when the blue-green algae comes?

Bill Grove: I guess I do not know a good answer to give you on that. I believe the depth that which they will draw water will be quite a bit deeper than where the algae would be. They will also have a water treatment system. So they will have a treatment filtration and disinfection.

Michael Staub: So there is a water treatment system in the house?

Bill Grove: There will be yes.

Michael Staub: Do you know what kind that will be?

Bill Grove: Probably cartridge filtration and metered chlorination or UV disinfection. It becomes standard on the lake lots because there is not enough space to meet separation requirements with a septic and a well. So most of the lake properties, if they are not on public water, end up with the lake as their water source.

Ralph Endres: The septic system is that subject to inspection every five years?

Bill Grove: I believe that is the case with whatever the new waste water law that George Barden is working on with all the municipalities. The Town of South Bristol and the Town of Canandaigua are the two that have passed it so far.

Chairman Ely: As I understand it requires, of course, approval for the initial system to be put in and then inspection every five year interval.

Bill Grove: Yes. I think that is how I remember it. So it would be in that routine inspection. If you want to get into the particulars of the septic system, I am proposing enhanced treatment what they used to call an aerobic unit now they call them enhanced treatment units. It is an aerator system and then into two trenches that are called geotextile sand filters (G.S.F.). You can keep the footprint small by using the G.S.F. trenches and we are adding another level of treatment in the enhanced treatment unit. We technically could get away with just a standard septic tank, but I know George and Sheryl are proponents of enhanced treatment whenever we get close to the lake. I would say we are at that 100 foot mark for the leach lines.

Ralph Endres: I see a driveway that comes off the road. Is that 51.8 feet?

Bill Grove: The 51.8 is the setback distance from the bump out window at the kitchen. From there to the property line is that 51.8 feet. If you look at the drawing around the house there is a little tail of it you can see, there is an orange dash line. That orange dash line is the minimum setback line for the lot. So that is ten feet from the side property lot line, 25 from the lake and 50 from the road.

Ralph Endres: So the driveway is the only parking area?

Bill Grove: Correct.

Chairman Ely: Is this envisioned primarily for seasonal use?

Bill Grove: Joel can answer that I guess.

Joel Lincoln: Yes. Absolutely.

Bill Grove: Lives in the Village of Naples now and I do not foresee him moving to the lake full-time.

Michael Staub: *There was a question asked about the septic system.*

Bill Grove: It is not a septic tank. The tank that you see on there with the three circles on it would be the enhanced treatment unit.

Michael Staub: Is that a septic tank?

Bill Grove: It is in lieu of the septic tank. Yes.

Michael Staub: So that would be concrete enforced?

Bill Grove: There are options on that. The one that I specified in the septic plan is a Norweco Singular Green. It is actually a poly tank and the Norweco does, in my opinion, a better job of treatment than some of the concrete tank ones. We have sufficient depth of useable soil. We are well above the flood elevation there. Even though it is a level lot it does have a slope to it. So we are good with elevations. Doing it as a poly unit does not scare me there.

Michael Staub: What is the capacity?

Bill Grove: It is based on the ability of that unit to treat the waste water. So it is so many gallons per day of treatment is how they size it. The tank itself is probably around a 1,000 gallons of capacity, but it is capable of treating 600 gallons per day of waste water. That is an N.S.F. 40 standard that it has to meet. So you can get them in different sizes typically the smallest you can get is a 600 gallon per unit. You can get 600, 750, 1000, and 1500.

Ralph Endres: That is discharged in to the trenches?

Michael Staub: That would be your leach bed on the side.

Bill Grove: The G.S.F. trenches that are on there. There are two trenches each of them have two twelve inch pipes in it. So it is a four foot wide trench with a twelve inch diameter pipe that comes out of a distribution box down the pipe. There is a loop that comes back so that is one trench and the second trench does the same thing. They are manifold together and have a vent pipe because that is aerobics with oxygen you get treatment in that trench. It is a little bit different than a conventional septic system where regular leach lines are chambers in the ground.

Ralph Endres: They can accept the 600 gallons?

Bill Grove: We actually are only proposing 300. The two bedroom at 150 gallons per day is 300 gallons total design volume for it. It all comes from the state sizing criteria. So for 300 gallons per day with the perk rate that we had down there we only need, it is going to sound really tiny if you are familiar with septic systems, forty-two feet of the G.S.F. leaching trench. So I proposed two 22 footers to get 44 feet. So we are two feet longer than the minimum would be for 300 gallons per day.

Ralph Endres: How long is the intake line?

Bill Grove: Out into the lake? I do not know the easy answer for that. It drops off pretty steep there. I fish through there a lot so I know how steep the drop is there. It doesn't have to be as long there as it would for lake-intake in Woodville or something. There you have to go out a long ways to get a little bit deeper. I guess that their intake will probably would be at a depth of 50 feet. So I would think within probably 80 feet of the shoreline you could be at 50 feet deep there.

Michael Staub: Is there a maintenance schedule?

Bill Grove: Good question. It would require an annual maintenance contract. In that annual maintenance contract it includes two sites by the contractor. They would come twice a year. That is the standard for any aerobic system around the lake it would have to be inspected. The cost is generally in the \$300-350 range. It depends on the type of unit. Some of the units are less labor intensive to do the maintenance. That is part of what the watershed does. They have a new computer program that tracts all that to make

sure that people are keeping up with their maintenance contracts. Also the maintenance providers let George know if somebody is not keeping up on it. If they do not pay their bill, people find out.

Mary Ann Bachman: Will you be building a dock?

Joel Lincoln: No. There is actually is a permanent dock.

Bill Grove: It shows as a faint dash line on there that says dock off the break wall. It is not that old. When was the dock put in?

Sharon McMillan: Maybe 15 years ago.

Mary Ann Bachman: So you will just use the existing dock?

Joel Lincoln: It is a permanent dock.

Chairman Ely: There is no proposal to expand the dock?

Bill Grove: Not at this time no.

Chairman Ely: Alright. Do we have any other questions?

Bill Grove: Let me add one more thing about the septic system. The health department since we need that specific waiver because of the five foot distance to the property line it has to go to the health department. The health department's timeframe at least the last time I asked which was about a week ago they said they are six weeks out from even looking at the plan the first time. They just got a massive pile on their desk to work through before this one gets to the top of it to look at it. I guess what I would like to ask and it may or may not be an issue. We may get septic approval prior to the actual meeting we come back to the board and get site plan approval but if not I would like to get a conditional site plan approval pending the septic approval because we may miss that by a couple of weeks. I did submit it last week. We may or may not have a formal approval from the health department.

Chairman Ely: I think that is something that would be doable. We would address that issue at our next meeting. We will know whether we have heard back from the DOH and others.

Michael Staub: There is another question that I have. What type of endangered species do we have?

Bill Grove: When we do that SEQR form the environmental assessment form, the state has a mapper on the website so you can zoom into the actual property parcel. You click on it and it fills out all the answers to those questions automatically. That is one of the questions it fills out to be. So the answer is I do not know.

Michael Staub: I do not know either.

Bill Grove: The state claims that there is some probably speckled turtle or something. There is some big trees along the east property line, a couple of trees on the west property line, and the break wall is a really nice stone break wall that winds in through there with a little set of stairs. The rest of the lot is just lawn. It is not wetland or any low areas.

So if you go to the last page of the environmental form there is a map that prints out with it. It tells the answers that they I am not sure if you guys have that or not.

Diane Graham: Yes.

Bill Grove: The ones that come back positive or are at least are automatically answered by the state when you do it that way. So the state do not give you really good answers to why endangered species are there.

So I figured that it is better to do that than just fill the SEQR form out by hand and get the answer wrong and deal with it. As much as I do not like to raise red flags, it is what it is. I think that if you did that for every lakefront lot in the town you would probably find the same thing, the same answer.

Chairman Ely: It sounds like something of a stock answer by the state.

Bill Grove: It is a stock answer. It probably also answers yes to is it in the flood zone.

Michael Staub: It isn't on that.

Bill Grove: Oh it isn't on that?

Ann Marie Rotter: It says the mapping is not available.

Bill Grove: Okay.

Rodney Terminello: Right now it appears like the house will be four feet higher than the lake level.

Bill Grove: There is a minimum elevation that we have to be habitable.

Rodney Terminello: The lake is high right now. Usually it is not that high in July. I have come back from my winter vacation and had to swerve around Route 21 because the water was up on the road.

Bill Grove: Yes. So we are forced to build the structure at an elevation to make sure we are above that. Initially in the septic concept plan I did have a pump tank because I thought we were going to be lower with the house and have to pump to get elevation up to the road, but we were able to elevate the house so it is a gravity flow system.

Chairman Ely: Any other questions? Thank you Bill for the helpful presentation. This proposal will be sent to county planning tomorrow and hopefully the Planning Board will receive an answer by them in time for us to consider at the public hearing on your application, which will be set for our next meeting August 16. That will require Diane Graham to place a public notice inviting any interested persons to come and participate. Generally speaking we will have to ask you to repeat some of this for the public hearing. At that time, assuming that we do not have any other questions or reservations, we may be in a position to grant at least a conditional site plan approval that you are seeking. When the final approval comes in for the septic system then Phil will do his magic. Are we all set on that?

We will look forward to seeing you for a bit of a dog and pony show next time as well.

Bill Grove: Sounds good.

Chairman Ely: Then we will have to do the SEQR form which you have already filled out and we will have to formalize that. Happily there are no farms in the area so we do not have to worry about the agricultural statement. Otherwise I think we are in good shape.

Bill Grove: I think one other thing that I did not add was that the purchase of the property is contingent on site plan approval, which the site plan in turn is contingent on the septic approval. So all these things have to fall into line in order for the property to formally transfer.

Chairman Ely: Right exactly. So either you can anticipate a site plan approval on August 16 assuming the board is agreeable or at the very least not on August 16 as soon as the septic approvals have come through. Would you anticipate starting work at this point?

Joel Lincoln: Probably early next summer.

Chairman Ely: I do not know of any other business that comes before us tonight.

Other

Comprehensive Plan Update:

Ralph Endres shared that the comprehensive committee sent the comprehensive plan to the town attorney for stronger wording to help in keeping the rural character of the town. The committee needs funding to have a professional write the plan.

Motion to Adjourn

Being no further business, Michael Staub made a motion to adjourn the meeting and it was seconded by Ann Marie Rotter. The motion was unanimously accepted and meeting was adjourned at 7:33 p.m.

Respectfully submitted,



Diane Scholtz Graham
Board Secretary