

Planning Board Meeting  
June 17, 2015

Present: Jim Ely, Chairman  
Ann Jacobs  
Mike Staub  
Bessie Tyrrell  
Mary Ann Bachman

Absent: Ralph Endres  
Ann Marie Rotter  
Rodney Terminello  
Anne Caprini

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 Ralph Endres, Ann Marie Rotter, Rodney Terminello and Anne Caprini.

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

Chairman Ely called for a motion to approve the May 20, 2015 minutes as written. Mike Staub made said motion which was seconded by Ann Jacobs. The motion was unanimously accepted by all board members, with the exception of Mary Ann Bachman, who did not vote, as she was absent at that meeting.

**Old Business**

**Speed Limit Reduction**

Chairman Ely: Let me first report on the speed limit reduction. You may recall last that at the last meeting, we recommended a reduction in the speed limit on Seneca Point Road to 25 miles per hour. That is before the Town Board, and I am led to believe, by Ralph Endres, that the Town is very receptive. I'm led to believe, that the Town Board, if we are so inclined, would like to have a similar recommendation to reduce the speed limit on Hicks Road, which as you know feeds into Seneca Point Road. Mary Ann (Bachman) did you want to speak to that?

Mary Ann Bachman: My concern amplified by the fact that, of course, even more importantly now with the potential increase in traffic from the Everwilde project. Right now Hicks Road does not have a posting and I know at the May Town Board meeting it was brought up. There is some history behind it

in how the county handles things, how the state handles things, so I think it is important that if we have a resolution going forward for Seneca Point Road that we add Hicks Road as part of that resolution.

If you take a look (at the handout), I purposely didn't label anything because I wanted to keep it clear, untampered with--right here, that's Route 21, you come down Hicks Road, from west to east, and it comes down here and this is the stop sign down here. This is Seneca Point Road where it becomes 25 miles per hour where the homes are where we are discussing LR districts and things like that--this is over here. This is Seneca Point Road going north. The traffic going up and down Hicks Road can be problematic. Right now there is no posting up--with no posting up it means its 55 miles per hour. Ralph addressed it so well--I say the same thing. Hicks Road goes downhill with very sharp, blind curves. I'm not sure with braking all the way down, we could say 25 miles per hour--I don't know if that's feasible. There's a part of Hicks Road that can be, maybe not as long, but just as steep as Seneca Point Road. People need to slow down. So it goes all the way down to Seneca Point Road.

Ann Jacobs:                   The Town Board talked about speed limit. What did they say, 35 mph?

Mary Ann Bachman:       It was the May meeting, May 11<sup>th</sup> meeting--it was brought up and maybe at the end of Jim Wight's report, and it was that it was not posted. So at the very least, let's see if we can get it to 40 mph--in light of the fact there potential for increased traffic due to the Everwilde Project. That was a concern of mine. Because of the Seneca Point Road, Hicks Road--that stop sign area, so could we say 25 mph?

Chairman Ely:               Twenty-five miles per hour is what we recommended.

Mike Staub:                Twenty-five miles per hour is what we recommended for Seneca Point Road, so there shouldn't be any problem for this one. It's not a heavily traveled road, it's not a main artery so there shouldn't be any reason why. Anyone who's driven down that road--those hair-pin curves, you naturally slow down to 25 mph or slower.

Mary Ann Bachman:       You would think.

Mike Staub:                I do.

Mary Ann Bachman:       Visitors and those who don't live in the area are not slowing down.

Mike Staub:                So, just for their safety, the speed limit should be lowered.

Mary Ann Bachman:       Even at this straight away, between these curves, it's not very obvious, unless you are on the road. That's the reason for the double yellow line the whole way. Because there is a blind spot.

Chairman Ely:             Do you want to make a recommendation to us?

Mary Ann Bachman:       Yes. So I recommend that Hicks Road be posted at 25 mph.

Bessie Tyrrell: We have other ones. What about Bopple Hill Road? Why don't we just say all Town Roads are 35 mph? There are school buses and kids and things. I think on Seneca Point Road there are places where there is only one lane you could say 25 mph. But I think 35 mph all over the Town makes sense.

Mary Ann Bachman: Have your main arteries, like Route 21 and Route 64, 55 mph, they're State roads.

Bessie Tyrrell: West Lake Road is 35 mph.

Mike Staub: County Road 33 and County Road 12 would stay 55 mph?

Bessie Tyrrell: Are they not posted?

Chairman Ely: You can't post these State and County roads.

Bessie Tyrrell: You have to go to a different place. When my kids were riding their bikes on West Lake Road, which is a County road, I asked the speed limit to be lowered to 35 mph, which they did. But I had to do some petitioning and I had to go to other places than just here. We don't have the authority to do it, but we could give some pressure. Why not make them all 35 mph?

Chairman Ely: Well, okay, that's a very interesting suggestion. May I suggest this? Why don't we see if there is any merit to the pending proposal to reduce Hicks Road to 25 mph and then we should consider, separately, and maybe at another meeting, whether all Town roads should be reduced to 35 mph. Would that be satisfactory?

Bessie Tyrrell: I think 35 mph for Hicks Road makes more sense to me, to be honest, because it's not a one lane road, but it's okay with me.

Mary Ann Bachman: In discussions, we set it at 25 mph.

Mike Staub: If we set it at 25 mph, everyone's going to go 35 mph. If you set it at 35 mph, everyone's going to go 45 mph.

Bessie Tyrrell: I think they're more use to 35 mph.

Mike Staub: I agree with Jim. Let's work on Hicks Road first then we'll work on the rest of the Town roads.

Chairman Ely: We won't forget, it will be in the minutes.

Mike Staub: It will be in the minutes.

Chairman Ely: So, do we have support, do we have a motion here?

Mike Staub: I make a motion that Hicks Road be set to 25 mph.

Ann Jacobs: I'll second the motion.

Chairman Ely: All in favor?

Bessie Tyrrell: I prefer it to be 35 mph, but it okay with me.

Chairman Ely: Let's start with this. It may not be adopted. That's why I said let's start with the maximum and see what happens. I wouldn't be surprised if they go with the 35 mph.

Vote:	Chairman Ely	Aye
	Ann Jacobs	Aye
	Mike Staub	Aye
	Mary Ann Bachman	Aye
	Bessie Tyrrell	Nay

### **Re-definition of Structures**

Chairman Ely: This is only a report, so it could be short and sweet. Jeff Graff, our attorney, has been working on that along with myself and Phil, our Code Enforcement Officer. We now have a definition of structure pending review by the County. Anything, believe me, is an improvement over what we currently have for definition of structure.

### **Lot Coverage**

Chairman Ely: I can also tell you that the re-definition of lot coverage is now set for a public hearing before the Town Board in July. I don't think there is going to be any opposition. The people I talked to all thought this was a great idea and overdue.

### **Site Plan Review**

Chairman Ely: I was hoping I would have more to show you than I do tonight. I did circulate, last time, a graph, of what Gorham had done and asked you to look it over, but don't worry about that right now. In attending an informal workshop through the Watershed Council and talking to people from other towns, and talking to Barbara, I think there is a sense, we should try to have a Comprehensive proposal for site plan review. What I have is somewhat piecemeal. We have some rudimentary site plan review criteria in our code already, but up to now, we haven't had many site plan reviews—it is mostly for commercial projects. If we get lakefront approval, we will probably have more site plan reviews. The sense I have from the people I've talked to, including Phil, our Code Enforcement

Officer, is that we should probably shoot for a Comprehensive proposal that maybe I can bring to you next time. That will include special criteria for the lakefront district. That's what I took from Gorham, at Phil's suggestion, as the most workable for our Town. But we also need to have some general site plan criteria that would cover other areas of the town as well.

So with your kind indulgence, let me suggest we just wait until next time and I'll try to have something more comprehensive for you. I really tried this time, to have something for Colleen to type up, but that got behind for obvious reasons. So the site plan review is going to require some attention, but I think it's easier if I bring a complete proposal rather than having the Planning Board just talk in abstract.

Incidentally, one of the towns I've been visiting with in this informal group, the Town of Canandaigua, our immediate neighbor, has extensive site plan regulations. They meet constantly, they have a professional planner who reviews everything before it's sent to any Board to look at. They've been very helpful, don't get me wrong, but I wonder how those guys do it. We got nothing basically. I'm working with Phil to make suggestions that are workable for our town. We need more than we have now, but we don't need a Canandaigua approach. It is overkill for our needs.

Mary Ann Bachman: That high-rise building doesn't look like its moving along very quickly.

Mike Staub: They're throwing a lot of steel in there and they poured a ton of concrete in there, so they put in a good foundation. They are putting in some heavy steel girders. That's like double duty.

### **Docking/Mooring Presentation**

Chairman Ely: You asked me last time, Bessie, about a presentation on the Docking/Mooring Law, which I think is an excellent idea. We've had presentations years ago, but the Board is substantially turned over, and in any event, if we are going to have enhanced site plan review, it wouldn't be a bad idea to sharpen up.

So I immediately pursued both Maria Rudzinski and Kevin Olvany, with the possibility of one or the other, or both, come here to make a presentation. They both thought it was a great idea. They are both quite busy and said they would get back to me. I asked them to come July or August, or September, anytime they could fit us in, and I'm sure they will. Kevin's had a lot on his plate with all this flooding this week. He's been working practically 24 hours a day sorting things out. He's really been overwhelmed. But he's extremely responsible and I'm sure he will come. We will eventually get a good presentation. But I think we should pursue that right away.

### **Comprehensive Plan**

Chairman Ely: I circulated to you, after the last meeting, the survey. I dug up the survey we sent out in 2005. However, since then, the plot has thickened just a bit. In talking to Barbara Welch, she suggested that it might be advisable if we considered a much more professional approach than they used a number of years ago.

She suggested that we consider the assistance of a group of that actually helps Towns with their Comprehensive Plan. In our conversation, she said what about LaBella? So I called Mark (Tayrien) the other day, and talked with him, and I have arranged, again with your kind indulgence for LaBella to make a presentation to us at the July meeting.

I want to know is:

- 1) What is the variety of services they could offer? We might be able to choose among these services. I specifically mentioned the survey and calculation of results. They also asked, how time marches on, is this going to be an online survey? Well I said I hadn't thought of that. Anyway, they are going to send a principal, a person in the appropriate department, who will come in July.
- 2) Also, we will get an idea for what the cost will be, because that will have to be budgeted. That is not our responsibility—it may depend on what, if any, services we choose. Nor are we committed to LaBella, but we have to start somewhere. And since I knew Mark and we have been comfortable working with him, I thought I'd start with him. So anyway, he will be back to talk to us. I don't think it's necessary to take some action on Comprehensive Plan issues, as long as we are getting started. We have other things on our plate. If you have what we circulated last time, please hold on to that and we will talk about that. I will get Mark to look at it—should they approve these questions, should they be shortened, should there be other things we didn't ask that we should ask? I simply don't know. I never done a comprehensive plan. Bessie, you were here before.

Bessie Tyrrell: It was a really fun process. The wording was hard, but the surveys and finding out the results—so many people returned that survey.

Chairman Ely: I understand that they had a very good response.

Bessie Tyrrell: We could even talk to some people. I think it would be good for us. But I also think we should have a more professionally-drawn plan.

Chairman Ely: That's what I was thinking. They just tabulated them informally last time and they would do formal tabulation.

Bessie Tyrrell: That's alright, but the whole plan, if it had more rigor in it might be easier to work with.

Chairman Ely: Anyway, we'll see what they have to say. He tells me he's done other Comprehensive Plans for towns in the area. So he brings some experience to the table.

## Everwilde

Chairman Ely: I just, yesterday, got a folder from the Town Board, indicating they had taken lead agency status, which is a very nice thing to do, for the SEQR review. The SEQR review will entail an environmental impact statement (EIS). I don't know exactly where that sits. I think at some point, we as an interested agency will have a chance to have some input.

Mike Staub: It says Town Board receives application waiting on preliminary SEQR classification, established SEQR lead agency, which they've done. Town Board refers application to Planning Board—they've done that. Preliminary review...goes back to Planning Board report and recommendation of Town Board. Town Board finalized proposal and referred application to County Planning Board. SEQR determination of significance and that's where the Everwilde project has to submit form—it goes to SEQR, they determine significance as far as positive or negative. Then it goes up to form scoping report—no scoping, then lead agency receipt of credit. Is that where we are now?

Chairman Ely: We are waiting on their draft, as far as I know.

Mike Staub: We are waiting on the Town's draft? Then when they get the draft, they have to determine the adequacy and begin SEQR EIS comment period. A joint public hearing, a proposal law, a local law and a SEQR EIS. Closed hearings and EIS accounted period, prepare and issue final SEQR EIS, Town Board identifications of required modification, Town Board issue SEQR finding statement, Town Board action on zoning amendment, preliminary development plan and then it comes to us—Planning Board receives final site plan and reports.

Chairman Ely: You making us sound like the Town of Canandaigua.

Mike Staub: Well, they laid it all out.

Chairman Ely: All I have is that they are taking lead agency status.

## Trails

Chairman Ely: A little bit of history, it actually involves Bessie. When I joined the Planning Board a number of years ago, Bessie was chairperson, and did a very fine job. She had assigned various people different tasks in connection with the Comprehensive Plan. And I was asked to take a look at trails. And I focused, to start, on the property below the overlook on County Road 12. I walked the property several times and I talked to and walked with the conservation warden—we walked it together, and saw some potential for trails. Certain circumstances changed my position and I haven't gotten back to the project in almost 2 years.

If you start at the overlook itself, where the cars park, the access is extremely steep. I've done that with a walking pole, but it would not be conducive, in my opinion, to the general public in going down that slope. Someone is going to get hurt. However, there is a solution. There is a road down the side. The road down the side is named Longview Drive. Longview Drive starts on County Road 12 and proceeds

down and part way down the road turns. Part way down there's a parking area. Perfect. And that's where I parked. I figured no one would turn me in, just one car. But it would probably be a little different for the general public.

If you start from the parking area, then you got a pretty direct access and I can see how we can get a trail—we can make a trail.

Mike Staub: Whose property is the parking area in?

Chairman Ely: The parking area may actually be on property that the Town has interest in because of the overlook.

Mike Staub: Does the Town control that?

Chairman Ely: Only in part—there is a conservation easement on it. That's why we have Finger Lakes Conservation Trust—about 40 acres.

Mike Staub: So the Town has control over 40 acres?

Jim Ely: So the other day when I was in the office, actually looking for Colleen—I said to Barbara do you remember we had this conversation about the possibility of opening a trail several years ago and it got put on the back burner. You may recall, that this Board recommended, to then Supervisor Marshall, that the Town consider some type of public access on that Longview Road down to the parking area. Dan, I know had a lot of things on his plate, and I got pulled in other directions and never really got back to it.

Now, the question has come up. I was asked point blank if the Board has any continued interest in trying to open public access to the park for a trail. If so, if we would adopt a resolution recommending that the Town Board consider gaining public access on Longview Drive, down as far as the parking area, as well as, some renovation of the parking area.

Mike Staub: Then the Town would be responsible for plowing it?

Chairman Ely: The Town would be plowing it.

Mike Staub: I'm sure whoever owns the private road would at least have part of the road plowed.

Bessie Tyrrell: It's certainly worth looking into.

Chairman Ely: It certainly would be worth looking into. I think the reason Barbara asked, is there might be some cost involved, don't know if we'd have to buy it—maybe they could simply obtain public access like a public easement of some type.

Mike Staub: We would have to compensate the owners.



Chairman Ely:                Would have to compensate the owners—that would have to be negotiated or worked out. They might be quite happy with the idea, if they were going to get maintenance on that road.

Mike Staub:                 Sure! It's a win-win situation, as far as I'm concerned.

Chairman Ely:                I think we don't think there is going to be exactly a mad crowd pouring down there and it's only going to be a few months of the year, realistically. But, I think at the same time, this could be turned into a very nice little attractive trail. It's not arduous, well if you go into the woods, it's arduous. It's not arduous otherwise, and I think there is a little waterfall if you go far enough in—I think it could be turned into a nice little trail.

Mike Staub:                 Maybe we could ask for assistance from Scout groups.

Chairman Ely:                It has been suggested to me that there are various ways we can get assistance to build a trail and also there is grant money available. We've been stymied in approaching the grant money for a variety of reasons including we haven't got the access.

Mike Staub:                 So, this seems to be the killer.

Chairman Ely:                Unless we get suitable access, I don't see how we can create a workable trail.

Bessie Tyrrell:             I know people would love to see more trails around the bottom of Canandaigua Lake.

Chairman Ely:                There is a long range plan of linking this trail into maybe a trail that could go down to the end of the Lake. Now that would require crossing privately owned property that's going to require something more than this Board can do, at this moment in time.

Mike Staub:                 A beautiful view.

Mary Ann Bachman:        Anything that all public has access to is always a positive thing.

Chairman Ely:                A positive thing—this would be a positive thing. Something people could come to our Town and enjoy the trail—hour, hour and a half.

Bessie Tyrrell:             We could have our meetings there.

Chairman Ely:                So in any event, this is the map the conservation warden gave me of the situation. In theory, you can get down there from the Overlook Park, but it's a drop-off.

Mike Staub:                 Super big drop-off.

Chairman Ely: It's quite a drop-off. And as I say, I made it with a walking stick, but I would not recommend it for a public trail. I think you'd be asking for trouble. Well, then that calls for a motion to inform the Town Board, our continuing interest in developing a trail and we recommend that they take steps to acquire public access to Longview Drive for trail purposes and to renovate parking area.

Bessie Tyrrell: I make a motion.

Mike Staub: I seconded it.

Motion was unanimously accepted.

### **Other Business**

Chairman Ely: Moving forward on a couple of things, I'm sorry about not having the site plan review information, but it's more complicated than meets the eye the more you read into it. If you look at what Canandaigua does it seems complex for our needs. Our model is more closely to that of Gorham's. In any event, we are traveling forward.

Is there any other business?

Mike Staub: I just want to make a comment on the questionnaire. I'm glad you are talking to people it gives us good information, but I think the questionnaire was done very well. It had some very pertinent questions and I like functional forms. This is a very functional document. I filled out this form last time and I'll be glad to fill it out again today, if it comes with the tax notice. Like I mentioned before, we save money on postage so it's the expeditious way to go. What's the total population of the Town of South Bristol?

Bessie Tyrrell: It is 1,600, something like that.

Mike Staub: We're no Canandaigua and I don't think we are a Gorham.

Bessie Tyrrell: I think it's in the Comprehensive Plan, that we have the smallest population in Ontario County.

Mike Staub: So I think we have to live within our means.

Mary Ann Bachman: I don't know if it was offered this way before, but maybe electronically too, as well as a paper questionnaire—maybe it would get more people.

Mike Staub: Yes, if you give them the option.

Mary Ann Bachman: While they are watching TV, they still have that laptop going.

Chairman Ely: But we have to be mindful, not everyone is into computers.

Mary Ann Bachman: I agree with Mike, I like the format.

Chairman Ely: We aren't committing ourselves. Again, he's here to tell us what his services could be, and give us some idea of cost. At least, we will see some options.

Bessie Tyrrell: So the deal would be, let's say, we have Mark come here, and we figure out a cost, do we go to the Town Board?

Chairman Ely: I don't think this is a situation we have to make a decision, but it's to get the ball rolling.

Bessie Tyrrell: What's their range of prices?

Chairman Ely: I have no idea. I was tempted to ask over the phone, but that's not the best way to do business.

Mike Staub: Once you involve an agency, you are paying for all their overhead, you are paying for their staff. I work with several different agencies in the past when I worked for Harris. Different kinds of polls, different kinds of surveys and that's where you have to go out to other companies, as well as, other people, and there was always competition between agencies trying to land these contracts. Some of them go on for years, not just one-shot deals. So it depends on the complexity of the issue, but once you sign these people on, you're going to pay a pretty good fee for their services and it's going to be allocated by the hour for as much time as they put into it. A lot of things they can do quick and easy, they can do graphics and run off the computer, but when you start talking about foot soldiers, I'm talking about people who do the surveying people in the community, that adds up to man hours.

Mary Ann Bachman: Could we just hire them in an advisory role?

Chairman Ely: The meeting will be designed to learn just what they can do for us. I imagine you can take a full package or less of a full package.

Being no further business, Mike Staub made a motion to adjourn, seconded by Ann Jacobs. The motion was unanimously accepted and meeting adjourned at 7:37 p.m.

Respectfully submitted,

Colleen Converse,  
Recording Secretary