



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

Planning Board Meeting Agenda

Wednesday, February 15, 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 January 18, 2017 Planning Board Meeting Minutes

Old Business

Solar Farms

Review draft proposal to amend town code pertaining to site plan approval

New Business

Other

Motion to Adjourn

Town of South Bristol Planning Board Meeting Minutes Wednesday, February 15, 2017

Present: James Ely
Ann Jacobs
Michael Staub
Rodney Terminello
Mary Ann Bachman
Sam Seymour

Absent: Ralph Endres
Ann Marie Rotter
Bessie Tyrrell

Guests: Dan Marshall

Call to Order

The meeting of the Town of South Bristol Planning Board was called to order at 6:50 p.m., followed by the Pledge of Allegiance. All board members were present with the exception of Ralph Endres, Ann Marie Rotter and Bessie Tyrrell.

Reading of Vision Statement

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

Minutes

Chairperson Ely called for a motion to approve the January 18, 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.

Old Business

Review draft proposal to amend town code pertaining to site plan approval

Chairman Ely shared proposed language for board to review and discuss.

Proposed language to modify §170-94(J) of the town code:

Site plan approval will automatically expire two (2) years after the same is granted unless a building permit has been issued and site preparation, such as excavation or foundation work, has commenced.

It was suggested that approval should expire less than two years with wording for an extension.

Chairman Ely will redraft language for next meeting.

Solar Farms

Chairman Ely shared draft proposal of local law on solar farms for review and discussion.

1. Allow large scale solar farms in zones R1, R3, R5, C1, and C2 but no large scale solar farm shall be permitted to operate in any lots contiguous to the lake.
 - Remove ðin any lots contiguous to Canandaigua Lakeö and
 - Add ðwithin the Canandaigua Lake Watershedö
 - Add ðNCö district
2. Maximum lot size of minimum one acre and maximum ten acres
 - Reduce maximum lot size from ten to eight acres
3. N.Y.S. draft law recommends a special use permit. Do we want to add site plan review? We do require site plan review for residential, commercial, and industrial windmills.
 - Add site plan review
4. Storm water management plan
5. Fencing and warning signs for safety
 - Increase fence height from eight to ten feet
6. Decommissioning of large scale farms
7. Currently small scale solar system does not require board approval and is handled through our Code Enforcement Office.
8. Small scale decommissioning for individual residential use not required unless board wants to change it.
9. Neighbors view
10. Possibly require large scale solar farms to be located in tower districts
11. Solar system maximum height
 - Reduce maximum height from ten to eight feet stand alones
12. Add steep slopes

Chairman Ely will redraft proposal for next meeting. Review and email any comments to Diane Graham.

New Business

There was no new business at this time.

Other

The South Bristol Zoning Board of Appeals prepared a resolution (10/26/16) that the South Bristol Town Board look into possibly amending the town code special use §170-38 for additional residential structures on the same lot to differentiate between two structures with the same residential address for emergency and postal delivery services.

Dan Marshall, Town Board Chairman asked the planning board to look into this matter on behalf of the town board.

Motion to Adjourn

Being no further business, Michael Staub made a motion to adjourn the meeting and it was seconded by MaryAnn Bachman. The motion was unanimously accepted and meeting was adjourned at 7:53 p.m.

Respectfully submitted,



Diane Scholtz Graham
Board Secretary