



**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, May 17, 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 April 19, 2017 Planning Board Meeting Minutes

### **New Business**

### **Old Business**

Review draft proposal for local law on solar farms

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

- Review proposed language §170-94(J) expiration of site plan approval
- Review proposed language §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, May 17, 2017**

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

**Absent:** Ralph Endres  
Ann Marie Rotter  
Bessie Tyrrell

**Guests:** Steve Cowley  
Dan 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 with the exception of Ralph Endres, Ann Marie Rotter, and Bessie Tyrrell.

### **Reading of Vision Statement**

Board member, Sam Seymour, then read the Comprehensive Plan Vision Statement.

### **Minutes**

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

### **Old Business**

#### Review draft proposal for local law on solar farms

There was a review and discussion of draft proposal.

- Suggested having applicant notify neighbors in writing.
- Suggested raising height for clearance underneath and for highest tilt of panels.
- Suggested a disposal plan for panels and electrical assembly.

Chairman Ely will send preliminary proposal to Jeff Graff, Esq. for review.

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

Review proposed language §170-94(J) expiration of site plan approval:

õSite plan approval will automatically expire six months after the same is granted unless a building permit has been issued and there is physical evidence that significant site preparation, such as excavation or foundation work, has commenced. In the event that a site plan approval has expired

pursuant to this section, the planning board can grant a six month extension only once upon written application by the permit holder.ö

A motion to approve §170-94(J) expiration of site plan approval language was made by Mike Staub and it was seconded by Ann Jacobs.

All in favor.

Aye: 6; Opposed: 0

Aye: M. Bachman, J. Ely, A. Jacobs, S. Seymour, M. Staub, R. Terminello

## RESOLUTION 2017-2

### TOWN OF SOUTH BRISTOL PLANNING BOARD

At a meeting of the Planning Board of the Town of South Bristol on the 17th day of May, 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 §170-94(J) (expiration of site plan approval) by substituting the following language:

öSite plan approval will automatically expire six months after the same is granted unless a building permit has been issued and there is physical evidence that significate site preparation, such as excavation or foundation work, has commenced. In the event that a site plan approval has expired pursuant to this section, the planning board can grant a six month extension only once upon written application by the permit holder.ö

Dated: May 17, 2017

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

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

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

This topic was not discussed at this time.

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

There was no new information shared at this time.

#### **New Business**

There was no new business at this time.

**Other**

Chairman Ely update on Canandaigua Marina:

The County Planning Board has recommended granting the requested variances but has strongly suggested contacting the DEC and Watershed Program Manager in view of the proximity to Canandaigua Lake. We may know more when the ZBA meets to discuss next week. We are withholding our final review of site plan until after ZBA has decided on the variances.

Judy Voss shared the following:

Resolution 2017-1 on C-1 was discussed at the April Town Board meeting and has been forwarded to Jeff Graff, Esq. for his review.

Comprehensive Plan group has compiled over 350 surveys and will be hiring a group to update existing plan with new information.

Everwilde SEIS is expected to be on the Town Board agenda in July.

Mike Staub shared the following:

There will be a Pulled Pork Dinner on Saturday, May 20 at the United Church of Bristol from 4:30-7:30 pm or until supplies last.

**Motion to Adjourn**

Being no further business, Mike 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 7:28 p.m.

Respectfully submitted,



Diane Scholtz Graham  
Board Secretary