



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

Planning Board Meeting Agenda

Wednesday, June 20, 2018

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 18, 2018 and May 16, 2018 Planning Board Meeting Minutes

Public Hearing

Final Site Plan Approval Application #2018-0001 ó Continued from April 18, 2018

Owners: Hugh M. Jones / Jones Beach LLC

Property: 5721 Seneca Point Road

Tax Map #: 168.20-1-23.100

Final Site Plan Approval Application #2018-0003

Owners: Robert & Pamela Sands / Seneca Point Properties LLC

Property: 5735 Seneca Point Road - Primary Residence

Tax Map #: 178.07-1-2.100

New Business

Preliminary Site Plan Approval Application #2017-0002

Owners: Canandaigua Marina LLC

Property: 7099 State Route 21

Tax Map #: 195.05-1-18.000

Other

Motion to Adjourn

Town of South Bristol Planning Board Meeting Minutes Wednesday, June 20, 2018

Present: Mary Ann Bachman
James Ely
Ralph Endres
Ann Jacobs
Ann Marie Rotter
Michael Staub
Bessie Tyrrell

Excused: Sam Seymour
Rodney Terminello

Guests: Rob & Pamela Sands
Jeremy & Cathy Fields
John Meyer, Meyer & Meyer Architecture
Nancy Sedecki, RA, Meyer & Meyer Architecture
Marisa Sasso, Meyer & Meyer Architecture
Mark Wintringer, Meyer & Meyer Architecture
Marion Pressley, Meyer & Meyer Architecture
Fei Peng, Meyer & Meyer Architecture
Erin Joyce, Venezia & Venezia
Anthony Venezia, Venezia & Venezia
Walter Hermann, Hydro Powers
Bill Grove, P.E.
Wendy Meagher
Eun Sun Chun, 212 Box
Eric Clough, 212 Box
Sara Baldassi, 212 Box
William Nosr, 212 Box
Mike Hiller
Francisco & Vicki Garza
Jonathan & Jeanne Gage
Barbara Howard
Jack Stover
Katy Guider
Keith English, Deputy CEO

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 except for Sam Seymour and Rodney Terminello.

Reading of Vision Statement

Board member, Ralph Endres, then read the Comprehensive Plan Vision Statement.

Minutes

Chairperson Ely called for a motion to approve the April 18, 2018 meeting minutes as written. Michael Staub made said motion which was seconded by Ann Jacobs. The motion was unanimously accepted by all board members present.

Chairman Ely called for a motion to approve the May 16, 2018 meeting minutes as written. Michael Staub made said motion which was seconded by Ann Jacobs. The motion was unanimously accepted by all board members present.

Other

Chairman Ely reported on the Ski Valley proposal:

Kyle Hauf presented plans for Ski Valley at the May 16, 2018 meeting. We were informed that Mr. Hauf will not be pursuing Ski Valley because he could not come to an agreement as to the price with owner. Kyle Hauf had thanked Code Enforcement Officers and this Board for their courtesy in discussing the matter with him.

New Business

Public hearing was opened at 7:05 pm.

LEGAL NOTICE

TOWN OF SOUTH BRISTOL
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town of South Bristol Planning Board will hold a continuation of April 18, 2018 public hearing on the following application:

Application #2018-0001 for property owned by Hugh M. Jones, IV, Jones Beach LLC located at 5721 Seneca Point Road, Tax Map #168.20-1-23.100. Mr. Jones is seeking site plan approval to do renovations and addition to existing house, reconfiguration of driveway and patio areas, and installation of new septic system.

SAID HEARING will take place on the 20th day of June, 2018 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.

Chairman Ely: Thank you. Has the legal notice been published?

Diane Graham: Yes.

Chairman Ely: I hear you have made some revisions in your plan and I will let you take it over.

Eric Clough: Yes.

Chairman Ely: Please introduce yourself for the record.

Eric Clough: Sure. Yes we made significant design changes. Thank you again for having us. My name is Eric Clough. I have my partner Eun here, Will from 212 Box, also Bill as part of our team, Jeremy Fields has also joined our team and Walter has come from Toronto and representing the permeable pavers. If you have any questions, I will try to run through the presentation in a short amount of time so that you can ask questions that everyone can answer.

So our previous design had the proposed house addition off the front living room that is closest to the lake. There were multiple concerns that were brought up and if I just quickly paraphrase them. You felt the house addition was too close to the lake. The addition was obscuring a portion of the neighbor's view to the lake. The septic system and leach field were in the flood plain. There was concern that the flood breaching the indoor pool and having that chlorinated water mix with the flood water in those extreme cases. Then there was concern about the permeable surface both the maintenance and some drains along the driveway. There was also maintenance of the driveway to the length of the road from the property. Also the proposed use and concern with our client renting it with multiple cars in the driveway, etc.

We have come back with a new design that is significantly changed in the fact that the proposed house addition is now not fronting the lake, but actually pulled back further into the lot into the front of the house at the front door. It used to be coming off the living room and it has been pushed back. That alone quickly changes the neighbor's view so that it opens up another forty-five degrees specifically for George Hamlin's view. Then considering the addition and all the flood elevation heights we have raised that new addition three feet above the flood plain line and created permeable decks and surfaces. We have gone one step further to also raise the existing living room raise that up so that the rest of the existing house remains the same, but with a retaining wall that creates a barrier from any flood water permeating the space. The new foundation will be raised higher so that there is a crawl space. The permeable deck is also raised up and the living room is raised up and the current foundation is reinforced with existing crawl spaces for the second floor addition. In the extreme case of the 100-year flood that setback at 692 all of those chambers then can be flooded and that offsets the footprint of the pool. We have a retaining wall essentially around that pool in case of flooding and water does not mix with the pool water.

In this color diagram you can see then all those white spaces are higher elevation and protecting the lower grade portions. We are also proposing two permeable surfaces, permeable asphalt and permeable pavers. We brought some samples here which is pretty impressive in that it retains the water. Once it is filled it will permeate or just at the surface the wind and sun will actually evaporate. We can go further into detail later if you would like. There are section cuts in your packet that refer to those locations whether they are on gravel infill or raised system. You can see those in the section diagrams. Another view of the front of the house. You will notice another large design aspect that has changed is the leach field has now been pushed back beyond the floodplain line. Back to the front of the property. We have added leach chambers for two additional leach chambers from last time. We have four total. Two are collecting roof drains from up above, one is dedicated for pool maintenance, the other is picking up the new trench drain that is along the driveway. There was a drain on the existing driveway that we had found where it was draining out. It was draining out to a whole in the current lawn filled with gravel that is about forty feet from that drain and sixty-five feet from the property line. All of that will be abandoned and picked up with the new trench drain that exists in this new proposal. We have also eliminated one bathroom on the second floor. We kept the septic system as designed so it can accommodate larger we originally designed six bathroom septic system. We are now down to five and we left the design as is. We do have the approval from George. There are questions about the maintenance of the driveway. Just going back the driveway to our client's property is actually an easement from the shared property line between three properties. So his

cousin's property by the road and the two adjacent neighbors own that drive. In good faith he has kept the maintenance up and plowed that every winter and all that will continue as is. I think there were questions about whose property that was last time. We added two new drawings that were not in your packets which is a landscape plan and an evening diagram of the lighting scheme. What is wonderful about pushing back the addition, it was previously very tight to the three beautiful trees near the lake. That definitely protects those three trees along with that beautiful sycamore. We have a weeping willow in the corner and we are proposing some new native trees, bushes, and flowers that are indigenous. All the permeable pavers you can see in this drawing. An important note on the lighting my client has requested that all the exterior lighting to be both on motion detectors as well as timers to avoid any light pollution. We have bollards out to the dock, sconces around the entries, step lighting around the pathways. The materials of the new addition the foundation will be covered in field stone using present images you have seen before. Two types of board and baton a twelve inch and six inch creating a data line for the two stories. Standing single roof. The sections and elevations that are in your packets that depict the elevations on the house. There is also other commitments by the owner. We have a letter from Hugh and Chrissy Jones that are in the packets and if it is okay we would love to read it if that is possible.

Eun Sun Chun read letter:

I regret that I am not able to be present during this Planning Board meeting tonight to talk to you in person and answer your comments and concerns regarding my house project.

My wife, Chrissy, and I are happy to accommodate a variety of requests for this project, some regarding code regulations and others regarding our neighbor's concerns. We remain happy to accommodate such concerns because, while I appreciate that the current situation may seem contentious, fundamentally, our neighbors are some of my dearest friends with whom we have cherished relationships extending close to 50 years. Since my grandparents built upon the lakeshore, my family has enjoyed being part of this community, and it is our full intention to preserve and protect all elements of the lake we love so dearly. Therefore, please accept this commitment letter which may ease some of your concerns regarding the project.

It is my intention to build and properly maintain all exterior permeable pavements and driveway. Regular maintenance will be carried-out periodically as specified by the paver's manufacture. Any damaged pavers will be property fixed and replaced to guarantee a continuous permeable surface throughout my property.

It is not my intention to rent the house once the project is completed. My goal is to use the improved property for personal use exclusively and eventually retire here in the future.

It is my intention to install all exterior lighting on dimmers and timers to avoid any unnecessary light pollution that may disturb the neighbors.

It is my intention to install a new septic system and raise it to the level required by the 100 Year Flood Plan. Along with that, it is my intention to provide maintenance to the leach field and the new leach chambers to collect all the backwash water into chambers and cisterns to avoid any chemical leak into the soil.

Previously, the current property has supported an additional 3 bedroom, 2.5 bath cottage and barn on site for decades. This configuration allowed my grandparents to raise their family and host family

gatherings during the majority of their lifetimes. We believe that the plan before you allows us to use the property as they did, but also significantly update the environmental, electrical, and sanitation technology to the very highest level.

Chrissy and I are passionate about this project because we love the lake. We believe we know how to act as good stewards of property on Seneca Point, and we hope, with your approval, to be able to build a beautiful home for our family to enjoy for generations to come.

Hugh Jonesö

Eric Clough: I did forget one thing about the septic and the leach field. We are raising the bottom of it is at 692 and we are raising the top of it to 693.5. Thank you so much.

Chairman Ely: Any further presentation from your team?

Eric Clough: I think we can all field questions. If people have questions about the pavers as well, Walter can give a presentation.

Chairman Ely: I am not exactly a technical person. Kevin Olvany had raised with me the issue of permeable material pavers. You already made an reference in the letter of Mr. Jones about regular maintenance. What provision will you make for maintenance? I believe after a time this material will require some maintenance.

Eric Clough: Yes. Maybe Walter can actually speak to that. It is quite maintenance free.

Chairman Ely: Please introduce yourself for the record.

Walter Hermann: I am Walter Hermann. I am from Toronto, Ontario and our company is Hydro Pavers and Green Innovations. In the storm water management field manufacturing has designed products for over 20 years along with green roofing and various things like that. We are quite sensitive of the issues of water. We are not particularly a paver company as you would think of pavers of from 2000 years ago in Rome or anywhere else across the nation. What we have before you here is a very revolutionary product. It is new and we are very excited about it. In essence, it is the only paver in the world that physically will absorb a quarter inch of rain event. Absorb it not just run through, but actually absorb it and hold it which is typically a normal rain except when we get extreme Harveyø and such till the point where it will cool the ground surface and then the wind and the sun ends up evaporating it. Actually recycling that water back into the atmosphere. In a normal situation up to three inches of your surface just like your grass areas that area can be recycled and goes back into the atmosphere provided that you do not have continual rain events. When the paver actually gets saturated after an extreme rain event or multiple rain events the water will go through at the rate of an inch a minute into the prepared base. The typical prepared base is 12-14 inches depending on the geographical conditions, the clay conditions, what is in the subbase. All engineered with clean stone so the base ends up being a cistern so to speak preventing water from any runoff or situations between evaporating and then ultimately going naturally back into the ground within your ground situation or subbase situation. Just a note material is recycled ceramics made from ceramic tiles and it is bound together in such a way that itø in a slurry and goes into a machine that is pressed and then it is baked for twelve hours like in a kiln or in a French bakery. The end result is itø extremely strong. It will hold 10,000 pounds per square inch which is beyond the normal strength of any requirements for fire lane for instance. The beauty is because it is all baked the colors actually three

eighths of an inch into the system all baked together. The color will end up staying the same in your children's lifetime. It will be colorfast.

Chairman Ely: Thank you. That was very helpful. I will take it then there is no need for regular maintenance of any type.

Walter Hermann: There is no regular maintenance needed. The only area that will impede the permeability of this product is actually on the surface. What will happen after the winter we have dirt and snow and things. So the suggestion is pressure washing it. That is the only treatment. We are not relying on any space between the pavers to allow water to go through. The pavers are within an eighth of an inch. They are butting them right against each other so that they are tight there and because of the technologies kind of like a nanotechnology the dirt if it is not soluble it cannot get through the surface. You can have dirt on top of this and have rain pounding on it, but it will not penetrate into the paver at all. That surface ends up being what you wash in order to keep the permeability which makes it totally unique and virtually maintenance free. You might touch up some washing throughout the year, but the rain also cleans the surface of the pavers just like a concrete area would be washed by the rain.

Ann Marie Rotter: So nothing erodes the driveway?

Walter Hermann: Never.

Ann Marie Rotter: My driveway is not lasting. I am facing repair and patching. It is just asphalt. That is the thing about driveways.

Walter Hermann: Ann, we should talk after the meeting then.

We know all about cold. The question always comes up what happens in the winter. We have a wonderful lady in Welch, Ontario which was really cold it was minus 35 degrees Celsius this year. We got a testimonial on our website. It was the first time she has never had water or ice buildup on her driveway ever. It is in an area where water accumulates normally. Because of the technology the water actually doesn't freeze inside. There is not enough room for the water to crystallize to become ice.

Ann Marie Rotter: So it is once and done?

Mary Ann Bachman: Longevity? How long does it last?

Walter Hermann: I would say quite honestly north of fifty years. The color is going to stay fasted. It goes through a kiln for twelve hours at twelve hundred degrees Celsius so it is really baked to the point where it is all fused together which makes it strong.

Chairman Ely: It might have to be replaced after fifty years possibly?

Walter Hermann: I will not be here. The probability of it lasting longer is extremely high because the nature of the material. Ceramics are used in brakes for Porsche and BMW's things that do not wear quickly and can take extreme pressure and heat. The nature of the material is totally different from a concrete product or anything like that gets subjected to cracking and expanding and all those types of elements. That is why we are excited about this.

Town of South Bristol Planning Board Meeting Minutes 6/20/18 Approved

Bessie Tyrrell: Oil and gas do not hurt it either?

Walter Hermann: Oil and gas are a slightly different thing. If you have oil on it, it will block that surface. It will have to be broken down in order to eliminate that.

Ann Marie Rotter: It is being used for the driveway?

Eric Clough: The raised deck and the walkway.

Ann Marie Rotter: The same.

Walter Hermann: We are using on green roofing on hospitals. There is 1200 square feet at the Grand River Hospital and cancer ward so when patients have their treatments they go out with wheelchairs and see the green roof and go on surface that is completely dry. You will never see a puddle here which is really nice. That is why a hotel in Massachusetts is doing it with us this summer.

Ralph Endres: Does ultraviolet light have any effect on it over a period of time?

Walter Hermann: No. There is no UV protection on it, but the nature of the product will not fade with the ultraviolet because it is baked in.

Mary Ann Bachmann: So will all the paver surfaces have this the driveway, patio will have this technology?

Walter Hermann: I cannot answer to that. I have answered to the technology of this solution.

Eric Clough: I am sorry. If you can see this diagram, all the raised walkways, the deck and here as well as the upper terrace. All of that is with the pavers and we have a permeable asphalt in the driveway.

Michael Staub: The strength and permeability of these blocks are structural, right? There are no chemical components to this?

Walter Hermann: No. Zero. It is used around swimming pools. It is a safe slip free area for applications like that. It can be designed into parking lots commercial, fire lanes.

Michael Staub: You said they are an eighth of an inch apart. Now do you use sand or how are they joined?

Walter Hermann: Sand is the normal application.

Michael Staub: So it is not grouting it is filled with sand?

Walter Hermann: Sand is usually brushed in, but we have applications where they do not want sand like the Toronto Park. We are doing the park in a couple of weeks. Polymeric sand is being put in there very carefully into the cracks because it hardens with water. So it has to be applied when it is very dry. In addition to that the surface has to be blown with a leaf blower very strongly to make sure that there is absolutely none of this sand on the surface that might impede or block that crystallize on top. It has been done successfully. It looks great when it is done too. Two different ways to do that.

Ann Jacobs: As the ground freezes and thaws these will not heave?

Walter Hermann: We have not experienced that. Engineering to the base is really critical because there is air in the space is clean not of crushed stone and yes ground always heaves a little bit. We have not seen the shifting that causes a problem in that area.

Eric Clough: We are also proposing that the ground infill is just in that area around the pool and everything else is raised on a plat system. There is a crawl space underneath that.

Chairman Ely: Any questions from the audience this is a public hearing? Do you have any questions for the Sands team? Alright if not, I will declare the public hearing closed.

Public hearing closed at 7:30 p.m.

Chairman Ely: Now Board members I do not know if you have any further observations and thoughts? Let me suggest that, as I see it, and I will shortly be making appropriate motions that we should grant both preliminary and final site plan approval for this project. I think that the team has made significant alterations and tried to respond constructively to some of the concerns that were raised at our April meeting. I should note that this septic plan has been approved by George Barden and we usually follow his lead in this area. George Barden said it meets or exceeds NYS law requirements in this area and I do not see anything further that would delay our moving forward with this. With that in mind I would like to circulate some proposed findings which I will also read.

Proposed findings:

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, as modified by a variance granted by the Zoning Board of Appeals on March 28, 2018.
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.

May I have a motion to approve these findings?

Michael Staub made a motion to approve these findings (1-4) and the motion was seconded by Ann Marie Rotter.

All in favor.

Aye: 7; M. Bachman, J. Ely, R. Endres, A. Jacobs, A. Rotter, M. Staub, B. Tyrrell; Opposed: 0

Motion carried.

Town of South Bristol Planning Board Meeting Minutes 6/20/18 Approved

Chairman Ely: The Zoning Board of Appeals has already passed on the SEQR as already concluded this is a Type II action requiring no further action.

I see absolutely no point in our making the same findings, but I will move that we concur with the findings of the Zoning Board of Appeals and this is a Type II action and no further SEQR is required.

Jim Ely made a motion to concur with the SEQR finding of the Zoning Board of Appeals and the motion was seconded by Michael Staub.

All in favor.

Aye: 7; M. Bachman, J. Ely, R. Endres, A. Jacobs, A. Rotter, M. Staub, B. Tyrrell; Opposed: 0

Motion carried.

Jim Ely made a motion to approve preliminary and final site plan approval to the application 2018-0001 for the Jonesø property/Jones Beach LLC and the motion was seconded by Ralph Endres.

All in favor.

Aye: 7; M. Bachman, J. Ely, R. Endres, A. Jacobs, A. Rotter, M. Staub, B. Tyrrell; Opposed: 0

Motion carried.

[Intermission 7:34 p.m.]

Chairman Ely: Our next agenda item is the public hearing on the Sands proposal. We had approved the guest house which is a portion of their overall plan at a previous meeting. The building permit has been issued on that and construction is under way. We will now come to the main house. Diane Graham will you please read the announcement?

Diane Graham: Yes.

Public hearing opened at 7:43 pm.

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CORRECTION

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

Application #2018-0003 for property owned by Robert and Pamela Sands, Seneca Point Properties LLC located at 5735 Seneca Point Road, Tax Map #178.07-1-2.100. Mr. and Mrs. Sands are seeking site plan approval for a 1-2 family five bedroom residence plus underground pedestrian tunnel.

SAID HEARING will take place on the 20th day of June, 2018 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.

Chairman Ely: Thank you and that has been published?

Diane Graham: Correct.

Chairman Ely: Before we turn to the team I would like to make brief announcements relevant to this. Our alternate member Sam Seymour has indicated to me that he will be recusing himself from this and any further deliberations in connection with the Sands project. Secondly, I would like to introduce LaBella Associates. The Town has engaged LaBella to assist the Town in reviewing the plans so we have Mike Simon and Laura Wadhams. I would like to call upon the Sands team to come up and explain the project. I know you have been before us, but we have some people at the public hearing.

John Meyer: I am John Meyer the principal architect at Meyer & Meyer. Pamela and Rob the owners they have hired us to build a house on a really beautiful piece of property on the lake. The team that we brought with us today include some from my firm. Nancy Sedecki, Project Manager she is the one that makes the trains run on time and more importantly the trains reach the right destination. Mark Wintringer is one of our senior architects with a lot of skill in a difficult structure and masonry work. That is why he is taking the lead role in this project. Marisa Sasso is here and her coordination of layout and of the interiors is important to the job. Also we a great group of engineers who are with us. Erin Joyce is here doing our civil work, Bill Grove is our septic person, and the Presley Associates are doing a beautiful job on the landscaping. Marion Pressley and Fei Peng are here. Jeremy Fields is the local coordinator that keeps everything moving along. That is the team. My job is to introduce people and give brief notions what the house is about. It is really an unusually nice piece of property in that it encompasses some of the greatest features of this area and some of the diversity makes it so beautiful. The guest house started today. It backs into this woodland with rock outcroppings, streams and waterfalls. So it is more of a woodland type of experience. It is set right at the entry like a gatehouse on access with the main house. In between that there is a long distance to get out to the waterfront. There are these play lawns that were developed with a couple of golf holes, maze, vineyards and crochet. All the recreational activities for the Sands and their guests. When we get out to the waterfront it is all like a harbor park. It has the pools, the eating facilities, the boating facilities and beach. So it is a very intense lakefront piece, but having all those personalities together makes it especially interesting and nice place to be all year round. Lastly, the Sands only gave us three important directives when we took the job. Number one we want this to be of the highest quality possible and most durable so to that end it is all built out of eight inch thick granite. On the base courses it is rocks coating stone very rustic so it looks like part of the landscape. The roofs are heavy variegated rusticated slate, all the trim is in copper, and the windows are the finest quality. The second thing they said is use the best people you can so what that meant is really screen for the best engineers. Make sure that everything is completed, stamped and verified by the best people we can find. The last thing they told us is think a little bit about the neighborhood and the neighbors. Try to play by the rules. To that end this is as right build and they are asking for no special changes or variances. On the lakeside piece we have moved the whole building back twenty-five feet from the lakefront setback just to open up clear views for the neighbors. That is just for the one-story piece on the side. The main building is back thirty-five feet from the setback from the water. I guess to the extent possible is trying to fit it as naturally as possible. That is my introduction just a little bit about the job. Nancy will take it from here.

Nancy Sedecki: Good evening everyone. I am Nancy Sedecki with Meyer and Meyer. I am going to run through the site layout first and go over the planting and lighting plan then hand it over to Erin who will

cover site drainage and civil design work. Then Bill Grove can answer septic questions. Then we have Jeremy Fields from Fields Construction to discuss the day to day operations for the construction activities, delivery, construction hours, access, staging, and finally to discuss how the tunnel reconnects this property with the one across the street.

As you arrive at the site on this site plan Seneca Point Road on the left side of the page and Canandaigua Lake is on the right. This is the main driveway entrance as you come in there is a large six foot caliper Sycamore tree that is on the property that is beautiful. Rob and Pamela were intent on keeping that. We have designed this main driveway around it. We also had an arborist come in to take a look to make sure if the location of the driveway would not disturb the existing Sycamore. This will work as we have shown in designs as proposed. Over here on the front lawns Bill will talk more about this. The septic is proposed here in the southwestern corner of the property. You proceed in passed some site walls, the driveway is split to two different drive ports. As you come in to the property, the top elevation is what you would see as you enter the property and as John talked about the materials are all highly durable long lasting, stone walls, slate and copper roofs that will be around for hundreds of years. The intent is that the Sands Family will be able to enjoy this home for generations to come. As we go around the rear of the property, I should mention, there is an intermittent stream along the north side and at the rear part of the property, where John was pointing out, the patio in back that faces the lake. You can see that elevation is at the bottom of this page here. It was important that we set the house back far enough as John mentioned so that we did not encroach on any neighbors views. Fortunately, we have been able to build this whole thing in a computer model. It is easy for us to superimpose what the views would look like from these two different points that the surveyor provided for us. We plugged them into our computer model and we have those views here to show you today. It convinced us in this winter defoliated scene that I have this is looking from the southern property. Here is the house set back. The view of Canandaigua Lake is still preserved. It does not encroach by the new proposed structure. This is the view from the property to the north. You can see that the proposed structure is back here.

I will cover the planting plan. The goal with the planting is to make it look as natural as possible. Preserve what we could here along the street edge. The existing privacy hedge we will keep as well as the one along the south will stay as is. It will be supplemented to match what is there. A new privacy hedge is proposed along the north by the intermittent stream. We have some new trees along the driveway that will complement the Sycamore and cluster of evergreens to the north that will be kept. Along this north portion of the house this is the terraced rock garden with all non-invasive species that will be nursery ground. We also have some built-in sloped hillsides here with low shrubs so that the whole structure looks built into the landscape growing out the ground and these two green roofs continue that concept to soften the look to make it look very green and natural.

This is the landscape lighting plan that Presley developed. It shows the site plan at night so you can see what the lights would be like. Again Seneca Point Road is on the left side of the page. The goal was to create an ambient lighting scheme that also provides safety without any light pollution to Seneca Point Road or to the boats on the lake. As you enter the property, there are four pier lights that are post mounted with diffused glass on light low wattage just enough to find your way through the entry. We have provided those cuts based on LaBella's request. The cuts sheets are those lights. As you come in the Sycamore this is the only place we are proposing up lights because it is such a special specimen we want to highlight it. The nature of Sycamore is very dense foliage so it will not go up in the sky. It should be trapped in the leaves to just highlight the tree itself. As you approach the property here these site walls,

which will be ivy covered, will have lights on the walls. As you go to the house, any other lights that you are seeing say on the tunnel, or at entrances, any entrance has to have a light by building code. Those will be at every entrance and garages. Here you are just seeing ambient light from the rooms so it is nothing that is physically at the terrace there. In the pool the lights will be under water so that would be a glow to the surface. As you go out to the beach, this little bridge would have lights underneath, there again just a glow. Nothing going out into the lake or in the boats. I will hand it over to Erin so she can go over the civil and drainage designs.

Erin Joyce: Good evening. My name is Erin Joyce with Joyce Consulting Group the civil engineer for the project. We primarily help coordinate site layout features between the landscape and architecture and all the utilities interface with that. Where is storm water going? How do the septic and all the components to the septic system interface with utilities on the site? We also coordinate locations for underground electric and the propane storage tanks. Try to make sure everything gets coordinated on the site. From domestic water source the building will be getting the water from the lake. It will be a new draw that goes out into the lake. That is located on the north side of the parcel. We also have as previously approved the guest house that was mentioned earlier on the presentation. It has a water source that is also coming from the lake. They are running essentially parallel to each other on the north side. The feed for the main house will go into the building on the north side and the guest house water service which will be covered by an easement. Just to give you a reference the closed water services are on the north side of the parcel which is as far away as they can be from the septic components. From a storm water perspective we have a lot of different things going on. We are really trying to capture storm water getting back into the ground and mimic natural conditions as possible. A lot of water that is coming across these green areas if not absorbed by the natural lawn areas would be collected in underground infiltration piping that essentially intercepts the water, collects it, puts it into the ground and some will infiltrate in the event of a higher capacity storm when that is exceeded the water is allowed to flow to the intermittent stream as where it goes today. Water that is collected beyond this initial catch infiltration collection system that falls in the driveway areas is essentially the site is split to the north and south so water is landing in this area getting picked up by a catch basin system and discharged to the stream. Water that is hitting the southern half of the roof, these pavement areas and porous pavements areas are being collected and treated and allowed to infiltrate in this porous payment driveway area. We have not only a porous surface system that is infiltrating the water directly there is also underground pipe and perforated pipes that further create a greater capacity for that area to drain storm water naturally. This system overflows to the south to a drywell and the system up here overflows to the creek or the intermittent stream on the north side. Water that flows lakeside on the patios and portions of the roofs is collected and it is going to be directly discharged to our floodplain mitigation areas. As we have discussed in the past, we do have some areas that of fill in the floodplain where we are creating allocated patios in order to mitigate any potential dispersing of flood waters. These patios areas will have a hollow areas below them that will have crushed stone in them because those areas have to exist from a flood storage perspective. We also wanted to allow the storm water to get an additional benefit and put storm water to them because we know these areas will be good for infiltration. The water that is falling on the patio will be directly discharged into the floodplain storage mitigation areas and allowed to infiltrate or open flow if those areas are exceeded. We have reviewed the storm water calculations in the design with the Canandaigua Lake Watershed Program Manager. Kevin Olvany has issued some comments to basically verify that we are meeting and exceeding any sort of storm water regulations for this parcel. If there are specific questions related to storm water, feel free to ask at any time. We have a designer that worked exclusively on the septic system so I would

speak generally to it and then if you have additional questions, we can ask Mr. Grove to come up to speak to that. The septic will be needing a gravity line from the house to a pump station then it will come up along the driveway into aeration on the septic tank and then we overflow by gravity to our leach area which is on the south corner of the site. The electric is going to be coming from Seneca Point Road. There will be a transformer at the road and then underground electric to the house. There will not be any overhead wires running to the house. The fuel source is propane tanks and those will be underground and away from the house with no visual impact. I think from an overall utility coordination perspective is the gist of what we have done. If there is any specific questions or want to talk specifically to the septic system design now.

Diane Graham: Did you say Kevin responded to your storm water calculations?

Erin Joyce: Yes. I believe we had issued an email. I forget who was on the email. I can forward it when I sit back down along to you.

Diane Graham: Thank you.

Jeremy Fields: Similar to the guest house you guys have seen being done in the last couple of days. All staging materials, excavation will be offsite. There is no onsite stockpiling or storage of any material. As we excavate it will go up to Hicks Road, they will stockpile up there and if anything comes back we bring it back down, but most of it is going to be clean gravel that goes back in. Hicks Road will obviously at this point we are already working the staging is all set. The stone mason area is all set as well. We already started staging stone up there. If you are in the area and want to check it out, you can drive back in there and see it. It is all fenced and secure for safety reasons. Erosion control is all in place. We met all that. The surveyor was out to check all the lines yesterday. From a construction standpoint the execution there is no onsite staging at all. The site is tight anyways and we already have the laydown area created for the guest house so that is all pressure ground. The staging area will be used for the main house during and after construction of the guest house.

The tunnel obviously had a chance to look at the tunnel plans. The tunnel connects the guest house to the main house. There is about an eight foot elevation drop from one side to the other. Because we have already excavated the basement for the guest house that is actually the elevation that the tunnel will be. It will be a couple of steps down and then off you go. It will take a gentle slope across. We have addressed all of Phil questions as far as hatches and bulkheads. Kevin Olvany has also reviewed this. We have included and actually modified the tunnel casement sections a little bit. Actually at the bottom of the first drawing you will see a foot of concrete. We have increased the base of that to two feet. That is to counteract the buoyancy. It could not float because as we go down the edge of the water caved in. We need to counteract those forces to hold it down. The precast concrete has been sent off to the casting company who does all the work on the castings. They have gone through that and verified all the calculations from the structural engineer, Dan Web. That will actually come in twenty foot sections and we will put that together. There will be two from the main house and the guest house will be two liters that will be cast into the concrete as part of the foundation and then these tunnel sections connect to those to continue across.

A couple of questions I will address from the Town's standpoint. One of them is what do we do with traffic because if we all remember the highway superintendent Jim Wight said he would prefer us open trenching instead of pushing it through with our jack and bore system. We will be able to keep one lane

of traffic open at all times so there will not be any road closings or anything like that. The nice thing with that area down there it is flat in front of the guest house so we will be able to use the shoulder of the road and put in a twenty foot section and backfill that so there will be no interruption of traffic. It will go to a one lane while we are doing it. The time it is going to take us is two days. We will cross the road in two days with all compacted back in and the traffic will be back to normal. We are going to do that in the off season. He did ask us to do that so it will either be late fall or early spring.

Second question that he had was curb cut. It was 163 feet so we would reduce that curb cut down. In fact it is really not a curb cut as Jim and I discussed. Again because it is level there. It is not technically a curb cut. We are going to meet those requirements for the curb cut.

That answered the two questions with the highway superintendent. That is about it on the tunnel unless anybody's got any other further questions.

Ralph Endres: If you are reducing it from 163 feet, what is the actual width of the entrance?

Nancy Sadecki: That was a 136 I believe.

Jeremy Fields: It was basically half of what it was for the curb cut.

Ralph Endres: Have you checked with the Cheshire Fire Department to find out whether they can get emergency vehicles to turn in.

Nancy Sadecki: Yes.

Jeremy Fields: Yes we have. Any questions?

Chairman Ely: Any questions from the public?

Bessie Tyrrell: How long do you think it will take?

Jeremy Fields: The construction of the entire project or the tunnel?

Bessie Tyrrell: All of it.

Nancy Sadecki: The estimate we have originally during schematic design was twenty-six months.

Bessie Tyrrell: And the tunnel?

Jeremy Fields: The tunnel will take a week start to finish.

Chairman Ely: If we do not have any more questions from the audience, I would like to introduce Mike Simon from LaBella. The Town has engaged LaBella Associates to help us with the complex technical aspects of this project and I know there has been some back in forth with the Sandsøteam with additional thoughts and comments.

Mike Simon: Thank you Mr. Chairman. Just to start out about fifteen years ago Rocco Venezia approached me and said my daughter might become a civil engineer, what do you think? I said to Rocco she should follow her passion. She did that and we want to commend the job that the civil team has done. Obviously we are not looking at the architectural plans at this point. We are focusing on the civil drawings. We were asked by the Town to look at the plans and formulate some comments, which we did. We came up with a number of different comments. Some fairly generic. Some more technical. We also

had our transportation team look at the tunnel design and the road. That was a concern by Mr. Wight, Highway Superintendent. We prepared some comments and forwarded it to the Town. I also understand that they were forwarded off to the design team. Laura is part of the review process with myself back at LaBella. The design team responded to our comments. We did receive those this week. Laura and I were not able to get to those comments until this morning. We again received them Monday morning or afternoon. We took quite a bit of time this morning, went through the revised plans went through all of our comments. The applicant's team was kind enough to phrase our comment and then a response which made it a lot easier for us to follow so we appreciate the format that you guys provided. All in all we think this is a fantastic project. We really do not have a lot of significant technical issues. However, we did go through all of the comments today, Laura and I, and we did come up with some more comments relative to some of their responses. I do not know Mr. Chairman if you want me to go through some of those or hit the highlights or how you would like me to proceed?

Chairman Ely: I think certainly we would like you to comment what you think are the highlights.

Mike Simon: Okay. I will certainly do that. I will ask Laura to chime in.

Chairman Ely: Who else has a copy of your comments?

Mike Simon: I do have some for the Board.

Chairman Ely: Some for the Board would be great. Should we have one for the team?

Mike Simon: Again I want to stress this is addressed to me. It is not an official response. What Laura and I wanted to do was have a point by point so we could at least talk to the Board this evening. Mr. Chairman has asked me to share these with the team. We have certainly done that, but this is not an official correspondence to the Town. What I have done per the number. We had 33 comments in all and what you are seeing in front of you is the comments that we still think are open. I am going to hit some of those highlights.

The first one they responded the floodplain permit application is not yet complete. We were not sure if that is submitted or going to be submitted.

Erin Joyce: What is that?

Mike Simon: The floodplain permit.

Erin Joyce: Oh yeah.

[The floodplain application has been submitted.]

Mike Simon: We did not have a chance to review that.

Chairman Ely: Diane you can send him a copy?

Diane Graham: Yes. I will send it to you Mike.

Mike Simon: Principally I think we understand that they are going to mitigate for your cut for your fill with some of those areas you are talking about. We would like the opportunity to at least take a look at that. Work with the Town either Keith or Phil to help facilitate that process.

Town of South Bristol Planning Board Meeting Minutes 6/20/18 Approved

The second comment, which was number eight on our comment letter, was whether the structure is located within fifty feet of an existing stream. Laura actually pulled the Code. The way that the Code is written is it defines an intermittent stream Laura?

Laura Wadhams: A stream that has water six months or more of the year.

Mike Simon: We need an interpretation from someone from the Town who makes that decision. I know that there are USGS maps and DEC classifications, but we need to know where that intermittent definition is coming from and who makes that ultimate determination. We are not either confirming or denying that is an intermittent stream. We do not have anything in our record or file which gives us that determination and, of course, the significance of that is that the way your Town Code is written is that no structure shall be constructed within fifty feet of a stream so that was another one of the open items.

Mike Simon: We are not in a position this evening to have a discussion.

Jeremy Fields: Oh okay.

Nancy Sedecki: Sorry, I was saying we had a determination on that.

Mike Simon: That is fine unless Mr. Chairman you want to discuss that point?

Chairman Ely: You go ahead and then we can hear their responses.

Mike Simon: The other question is the 136 feet curb cut. We did not see anything written from Mr. Wight relative to that. Again we are not sitting here having any issues with some of these comments. We do not have anything in our file that confirms that they are allowable.

There is some drainage issues that we were not clear on. We did not see some of those on the plan Laura.

Laura Wadhams: Mostly just in the patio area drain basins. I guess it was not clear where that water was going to. I think your description of it earlier helped a little bit. That would be helpful as well as the pool area and the house area and where that was draining to because obviously, the pool cannot drain back towards the house and the house cannot drain into the pool. Just how that all was getting taken care of whether it is spot elevations or things like that.

Mike Simon: Again there are some other details we think can be worked out from a technical perspective. We also asked about the tunnel design coordinate with the geotechnical report and the applicant has stated that they will coordinate with that, but we have not seen that coordination with the aspects of the geotechnical report and how the actual tunnel is being constructed. That was something that our transportation group asked that be presented so that they could get a better look at that. As the Sands team pointed out in their response, they will not be closing Seneca Point Road which is good, but we also feel that they should come up with some maintenance protection of traffic plan or program such as flagging plans cones, flagging things of that nature. Just so that it is documented on the plans.

The road and driveway sections did not appear to be on the tunnel plan, Laura is that what we looked at?

Laura Wadhams: How that road section fits above the tunnel and make sure the road section is incorporated within the Town Codes because that roadway is owned by somebody else. We want to make sure that is in compliance.

Mike Simon: One of our last comments was the tunnel drainage lighting and ventilation detail. It may be on there. Laura and I were not exactly clear how that was going to be provided. Perhaps some explanation or better detail on the plan would be helpful. That is in a nut shell some of the things we looked at that we were not a hundred percent clear on. Again we are not debating whether or any of these things floodplain permit and the intermittent stream definition in the documentation and things something we need for the file.

Lastly, we called George Barden today. Everybody here is familiar with George and his role. George deferred septic review to the NYS DEC because he felt it was getting to such of a size that it needed a review beyond what he would traditionally look at. George called a meeting with Mr. Grove and Caris Manning from the NYS DEC, Don Cardinal from the NYS DEC and apparently they met on Monday to talk about the septic design. I believe it was originally designed for a 900 gallon per day flow. I believe after the meeting with the DEC there was some compromise on what those true flows might be to the proposed septic system. That number came out to roughly 1,300 gallons per day. So you would say what is the significance of that? There is a couple of things. The size of the leach field will likely grow because now they are adding an additional four hundred gallons per day for that system. Additionally, because it exceeds 1,000 gallons per day it falls more into a commercial category rather than a residential category even though it is a single family residence and with that it will require a SPDES permit from the NYS DEC. Those details still need to be worked out. In another notable item once it falls into that non-residential category traditionally you would require a 50% expansion area on a septic system that is for future failure and you have an adjacent area right there because it is falling into the non-residential or commercial category it requires a SPDES permit they will be requiring a 100% expansion area. Those are some of the highlights that we have picked up on. Not any fault of the applicant but we literally for several hours plus today went through all this stuff. Anything else Laura?

Laura Wadhams: I think those were the big ones.

Mike Simon: There are some other minor items that would certainly work out with the applicant's design professional.

Chairman Ely: Does any Board members have any questions for LaBella's team before we turn it over to Sands' team?

Michael Staub: Were you in on that meeting?

Mike Simon: I was not. George Barden was there and I got this information you see here. I got this from George.

Michael Staub: He had that meeting this past Monday?

Mike Simon: Correct.

Chairman Ely: Bill Grove is here to speak to that in a minute.

Michael Staub: Okay.

Chairman Ely: Do we have any questions for this team at the moment? Thank you very much.

Mike Simon: You are very welcome.

Chairman Ely: I know you have some people who were anxious to give some responses. I could just sense that.

Nancy Sedecki: I will start with Bill Grove.

Bill Grove: Hello again. I am Bill Grove with Grove Engineering. I designed the septic system on the Sands project. I did in fact meet with George Barden, Karis Manning, and Don Cardinal at DEC on Monday morning. The concern was over the potential use of the structure as far as waste water is concerned. What kind of quantity of waste water we would be looking at producing and designing for. My initial design was for 900 gallons per day and I maintain that I am still comfortable with that number. It is a five bedroom house. We have to design for 150 gallons per day per bedroom per the new watershed regulation that I cannot think of the name right now. It is a uniform wastewater law on the lake you have adopted it recently. So any lake front properties are required to be designed for a 150 gallons per day per bedroom. A five bedroom house I added another 150 gallons to take into account some of the entertaining that is done at the house some additional flows. When George reviewed it he wasn't comfortable with that number. He requested DOH review the plans. DOH reviewed it. They not necessarily comfortable with that number so they said George you should talk to DEC which he did. They called a meeting which we went to on Monday. I went into the meeting still comfortable my 900 gallon per day number. DEC wanted it designed for somewhere around 3800 and 50 gallons per day based on what they felt was an institutional facility. A group home, a restaurant, a cabana so when you look at the design guidelines for DEC they tried categorize it into these categories that were not residential because they felt it was more than the typical residence. We were able to negotiate those numbers down and we ultimately arrived at a daily design flow of 1200 gallons per day. We were at 900 they would like us to have another 300 gallons per day design flow with a peaking factor built into it also which would add another 600 gallons per day to offset any kind of entertaining they would do for large parties if they chose. That would involve equalization of that. It is a method that we time dose from a tank into the leach field or from a tank into an aerobic unit. Where we can hold two or three days-worth of design volume and trickle that out slowly over time so that the leach field or the aerobic unit only see the maximum of the 1200 gallons per day design load even though they may use a little bit more than 1200 gallons per day at a few days of the year. With that negotiated number at 1200 gallons per day there will be some changes to the size of the leach area. Right now we are at three absorption trenches and a shallow trench format. To go to 1200 we would have to add a fourth trench in that area. The aerobic treatment unit or enhanced treatment unit would also increase in size. I also need to add a buffering tank that flow equalization tank, but there is plenty of room up by the road where the tanks are proposed. I do not foresee any issues getting this approved. Like Mr. Simon said we are required to get a SPDES permit because it is over a thousand gallons per day. It is does not sound in any of the conversations with George and DEC that we will have any trouble getting the approval on that. We just need to revise the plans and resubmit. As far as the hundred percent expansion area, Mr. Simon is correct, they will want hundred percent expansion area. It does not mean the system will have to be installed in that area. We just to have a reserved space somewhere on the property for that. I feel there is room to show that future expansion area either adjacent to the proposed system or across the driveway. We will be able to show that hundred percent future expansion area.

Chairman Ely: Any questions? Thank you Bill.

Bill Grove: You are welcome.

Chairman Ely: Very helpful.

Bill Grove: Thanks.

Jeremy Fields: So number eight - fifty foot to the existing stream or intermittent stream. You make that determination. Phil Sommer did make it that the stream runs less than six months. That answers your question so Phil Sommer did do that so you can verify that. We did that quite some time ago. Actually Keith I think you were there at that meeting.

Keith English: I was with him.

Jeremy Fields: Yes that is right so Keith was at that meeting and they made the determination for that.

Ralph Endres: Jeremy, I think that there is at least two or three more intermittent streams between Bristol Harbour and this.

Jeremy Fields: Oh sure. Yes that do not run more than six months. One of them is on my property.

Erin Joyce: The floodplain permit application I forwarded last week to Diane. If required we have supporting calculations we can provide additional details on that flood storage area if LaBella wants to review. We can absolutely provide that information.

Some of the drainage that was discussed not sure where the drainage is going on some of the patio areas. I believe the landscape plan was carrying a majority of the grading in the landscape areas and on the hardscape. Some of the paver drains specifically because they are on that elevated structure and they are integrated with the pavers and what not. It might be more a specialty structure which is why perhaps the details is not showing up on our drawings or where the rest of the details are, but we can absolutely forward that information and provide additional grading information for LaBella's review if it is not already on the plans. That is not of an issue at all.

I think some of the other stuff on the tunnel and what not I do not know if there has been revisions to the plans or any additional information.

Nancy Sadecki: For the tunnel.

Jeremy Fields: There was.

Nancy Sadecki: I wonder did you see the mechanical drawing and lighting plan for the tunnel.

Mike Simon: No. We have not had a chance to review all of the drawings and I apologize for that.

Nancy Sadecki: That is okay.

Mike Simon: We would probably have our mechanical/structural/transportation people look at that.

Nancy Sadecki: Okay. That is here. The idea is to put a dehumidifier in the each end of the tunnel that would provide fresh air into the tunnel from each end and we duct it through the house to exhaust the stale air out the roof.

John Meyer: Nancy, will you please show that to the Board?

Nancy Sadecki: Sure. There would be a dehumidifier at the end of each tunnel. We are calling those cast in place connections the portals to the tunnel. That will exhaust the stale air out and that will be ducted up

through roof exhaust caps so that there will be fresh air. With the drainage the team talked about tunnel drainage. The bottom of the tunnel is below the designed water table. It does not make sense to have a drain so instead we are going to make this tight light a bathtub with waterproofing and put a sump pump in there with an alarm. That should be indicated when you have more time to go through the drawings then you see that on the structural drawing which is back side of this one at the low point down here. We would locate a sump pump with an alarm. This is the low point of the tunnel near the main house so that is where we would put it.

That was a few of the comments. You also mentioned lighting. One of the light cut sheets mainly this one that we included as a sample for the piers. It is a custom fixture that can be post mounted. Even though the picture that the company provided is just dependent. It can also be provided as a post mount.

How would you like us to address these formally with a response or shall we go through.

Mike Simon: Excuse me. What I think we should do is formulate a formal letter to the Town with these comments. I had to leave the office at 5:00 pm and I prepared it this evening. This is really an internal file memo. Theoretically it was not supposed to be for public consumption, but as a courtesy we shared it with you. We can certainly prepare a formal letter to the Town.

Bessie Tyrrell: Would that be in addition to what we heard tonight?

Mike Simon: We take some of that into consideration once we have the back-up information.

Bessie Tyrrell: Will this be reduced?

Mike Simon: It could be increased depending on our timing of looking at more of the detailed plans.

Michael Staub: Well it has been our experience with this crew that they are very efficient and they respond very fast to any questions that we have had. When you two do get together, I am sure that some of these issues will be resolved with any questions would be addressed. A formal letter from that merger of ideas that communication between you two groups would be appreciated.

Chairman Ely: I also have it from what Bill Grove is saying, and correct if I am wrong Bill, that you will need some revisions to the site plan as your conversation with George Barden and DEC progress.

Bill Grove: Right.

Chairman Ely: Okay. May I suggest this then that we adjourn this hearing until our meeting next month at which time we hope you will have approval from the DEC will be able to make the revisions that are communicated and the all issues LaBella has raised. What does the Board think of that?

Ralph Endres: I think at this point if we gave preliminary approval there would be so many caveats we would not want to do that unless we have LaBella all of their questions answered. Then you can reflect that in a letter to the Board.

Chairman Ely: There are too many caveats for us to make a conditional approval. I think these can be resolved. I do not see anything here that is a deal breaker.

Nancy Sadecki: We feel confident that we can address everything that LaBella has put forward.

Town of South Bristol Planning Board Meeting Minutes 6/20/18 Approved

Chairman Ely: I have no doubt that you can, moreover, I do not think that the Board would expect you go through the same dog and pony show next time.

Ralph Endres: No.

Michael Staub: I was going to say the public meeting should be closed.

Chairman Ely: I am going to conclude the public meeting momentarily. We are only going to have you come back to the Board to make a response to the LaBella things and Bill Grove for site plans.

Diane Graham: Are you considering closing the public hearing because I have a letter?

Chairman Ely: From whom?

Diane Graham: From a resident.

Chairman Ely: Oh you are holding out on me.

Diane Graham: You did not ask me.

Bessie Tyrrell: I have a question first. Is there plenty of time do you think to review?

Mike Simon: Yes.

Chairman Ely: Bill do you think the DEC will likely make a decision in the next month?

Bill Grove: It is possible. I certainly will have the revisions done and to that I cannot speak to that for sure.

Chairman Ely: If the only item was the DEC approval we could then grant you conditional approval. Based on one item DEC's approval, but otherwise there is a number of loose ends plus you have to revise the map.

Diane Graham: Also I would need for our office an updated site plan. I have an April 25 plan.

Keith English: We would not be able to issue a permit without septic first.

Chairman Ely: The whole building permit would not be handled by us.

Diane Graham: I know there are electronic plans, but I do not have them. I only have paper form dated April 25.

Nancy Sadecki: When I responded to the comments, there was a link to those drawings that you should be able to access.

Diane Graham: Okay. For the file I want a paper one.

Chairman Ely: Will you read us the letter?

Diane Graham: Yes.

*Seneca Point Stone House, LLC
5737 Seneca Point Road
Naples, NY 14512*

Town of South Bristol Planning Board Meeting Minutes 6/20/18 Approved

June 20, 2018

*Planning Board
Town of South Bristol
6500 Gannett Hill Road West
Naples, NY 14512-9216*

*Re: Site Plan Application 2018-0003
Rob and Pamela Sands, 5735 Seneca Point Road*

Ladies and Gentlemen:

We have reviewed the proposed site plan for 5735 Seneca Point Road submitted by Rob and Pamela Sands/Seneca Point Properties LLC and approve of the plan as presented.

Sincerely,

*Seneca Point Stone House, LLC
Signed by Steven H. Swartout, Sec.*

Chairman Ely: Now I am going to propose that number one I will declare the public hearing closed.

Two, I move we have a second that we adjourn final disposition of this matter until our July meeting and at which time I expect everything should be resolved except possibly the last word from the DEC. Michael Staub seconded the motion.

All in favor.

Aye: 7; M. Bachman, J. Ely, R. Endres, A. Jacobs, A. Rotter, M. Staub, B. Tyrrell; Opposed: 0

Motion carried.

Public hearing closed at 8:38 pm

Chairman Ely: Again we are not going through the whole dog and puppy show. All we have to do is work out the LaBella comments and the DEC and Bill Grove's revised plans. It should take no time at all.

Mike Simon: Except for the DEC.

Chairman Ely: That is an act of God. That is out of my hands Okay now we will take a short break before we listen to the marina application.

Intermission 8:40-8:45 pm

Chairman Ely: Our next item of business is under new business is the marina. You may recall about a year ago you came before us.

Mike Hiller: Yes.

Chairman Ely: I will let you come forward and take it from there. Please introduce yourself for the record.

Mike Hiller: My name is Mike Hiller. I am the manager at Smith Boys Marine for anyone who does not know me. We originally applied for bulldozing a structure on the marina that is an existing service facility that is falling apart. It is in the direct center of the property and replace it with a new customer service facility on the south end of our property. Thus eliminating a root of traffic for our boats and trailers going into the road and back down to our launch. I did provide some photos for you in there that better explains the problem we had was and how this new facility will ease the safety and traffic concerns. I can walk you through it real quick I will not spend much time on this since we already kind of saw this. In Exhibit 1 you find will see there at the top that is the main yard of the marina. Right when we are ready to launch a boat we have to come out into oncoming traffic and back down around the building that is in the middle of the property that we propose to demolish and then come back down into our launch. Not only is it unsafe for people driving by or people coming in or out of the marina, but it is also constricting traffic. You see Exhibit 1A that just gives you the idea of how we are planning to demolish the existing customer facility in the location of where the new facility is proposed. Exhibit 1B, the next page, will then show you how the alteration of the property with that existing building demolished and the new building built we no longer have to go into the road, not to mention to back up in oncoming traffic. We are now on our own property greatly improving traffic flow and safety. Exhibit 2 shows the existing structure aging structure that is falling down and impedes into the right of way for DOT quite a bit. Exhibit 3 shows you the back of the existing facility as well as the proposed site for the new facility. The reason we are in front of you today is we resubmitted our application with changes to the actual customer service facility footprint which we reduced. In an effort to both keep the two facilities thus existing facility and the new proposed facility at the footprint actually goes smaller and also try to alleviate the view for our neighbors we have brought the actual footprint four feet away from their property, the neighbor's property. We moved it north and we have also shrunk it back from the lake an additional 6.3 feet. We tried to come up with a plan to allow us to still function economically as a marina to get to our boat launch, but also shrink it down to open up as much view as we could. That is basically the gist of what our amended application is.

Chairman Ely: Thank you. I know it was some time ago that you were before us. You needed some variances correct?

Mike Hiller: Yes.

Chairman Ely: You need variances this time correct too?

Mike Hiller: We do.

Chairman Ely: Last time you were referred to the Zoning Board of Appeals. You had to apply to the ZBA to get the variances. What was the outcome of all that?

Town of South Bristol Planning Board Meeting Minutes 6/20/18 Approved

Mike Hiller: Well there was some confusion as to the prior non-conforming law whether or not that building had one or not. There was one granted a long time ago and from talking with everyone I could talk to the consensus was the building was built before they even had records on it.

Ralph Endres: They did not have zoning then.

Mike Hiller: Yes. There was not anything there for it. Then I also dug up that we were granted a non-confirming to build some of actual pieces of property that are there. Also they wanted to make sure I had originally one understanding of this thought that if we were bulldozing this building and replacing with the new I thought it was square footage it was actually footprint. We went back to the drawing board to make sure it was shrunk down to underneath the footprint of the existing building.

Chairman Ely: Did the Zoning Board take any action of your application?

Mike Hiller: No. They just deferred it.

Chairman Ely: They just deferred it and your response was to make some of the changes you described to us, right?

Mike Hiller: Yes.

Chairman Ely: Hence submitting the new application?

Mike Hiller: Well amended.

Chairman Ely: Amended application. As you know, this Board cannot grant site plan approval, it is right in our town code, until after the Zoning Board has passed upon your request for variance. I think your plan has, from my point of view, something to be commended, but we are going to have to again refer you to the Zoning Board of Appeals. I think you have already applied to the ZBA.

Mike Hiller: Yes. Next week.

Chairman Ely: That will be a key factor in our thinking. If you have a decision from the ZBA, we can certainly hear you again and schedule it for a public hearing at our next meeting in July. Board members do you have any further questions?

Bessie Tyrrell: There is a building where your new service facility is there is a building there. Are you going to take that down or you add to it?

Mike Hiller: There is no current structure there right now where we are planning to build. It is all an empty parking lot.

Bessie Tyrrell: Oh really. Wasn't there a used to be a little nest there? Did I miss something?

Mike Hiller: No.

Vicki Garza: That is our house. A lot of people think our house is part of the marina.

Bessie Tyrrell: Oh okay. I see it is a little further. I got it.

Chairman Ely: You are just for the record?

Vicki Garza: We are the neighbors.

Town of South Bristol Planning Board Meeting Minutes 6/20/18 Approved

Chairman Ely: What is your name? I am sorry your name for the record? Oh she has it. Thank you. Any other questions? I say it is like deja vu all over again. We are in the same situation. Our hands are tied because we cannot grant you site plan approval until we know what we are granting because we do not know if you will get a variance or not. I appreciate you coming. If you happen to get a variance from the ZBA, please let Diane know so we can schedule you for the July meeting. There will be a public hearing. We can advertise it and everybody can come and provide comments written or verbal.

Motion to Adjourn

Being no further business, Michael Staub made a motion to adjourn the meeting and it was seconded by Bessie Tyrrell. The motion was unanimously accepted and meeting was adjourned at 8:52 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Diane S. Graham".

Diane Scholtz Graham
Board Secretary