



Town of South Bristol
6500 Gannett Hill Road – West
Naples, New York 14512-9216
(585) 374-6341

PLANNING BOARD AGENDA

Wednesday, March 16, 2016
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 1/20/16 Planning Board Meeting Minutes

Public Hearing:

1. Application of Chrisantha, Inc. to modify existing site plan in order to increase the size of decks at South Bristol Villas from 7ø2ö to 9ø10ö

Old Business:

1. Proposed Site Plan Review

New Business:

1. Further Discussion of Comprehensive Plan Update ó Request for Proposals
2. Josh Bronson ó preliminary conversation regarding processing and bottling maple syrup
3. County Planning Board Vacancy
4. Applications for Dock Permit ó Board Review
5. Demolition Permit Fee ó Removal without Reconstruction

Motion to Adjourn

APPROVED

**Town of South Bristol Planning Board Meeting Minutes
March 16, 2016**

Present: Jim Ely, Chairman
Ann Jacobs
Ann Marie Rotter
Mike Staub
Rodney Terminello
Bessie Tyrrell
Mary Ann Bachman

Absent: Ralph Endres, Sam Seymour

Guests: Jim Cayer, Project Manager for the South Bristol Villas representing Chrisantha, Inc.

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 Ralph Endres and Sam Seymour.

Reading of Vision Statement:

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

Minutes:

Chairman Ely called for a motion to approve the January 20, 2016 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.

Chairman Ely introduced and welcomed Diane Graham, who is filling in for the Colleen Converse, to the Town of South Bristol.

Public Hearing:

Diane Graham read the public hearing notice:

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

Review and discussion of the application of Chrisantha, Inc. to modify existing site plan in order to increase the size of decks at South Bristol Villas from 7ø2ö to 9ø10ö.

SAID HEARING will take place on Wednesday, March 16, 2016 beginning at 7:00 P.M. at the Town Hall, 6500 Gannett Hill Road, in the Hamlet of Bristol Springs, NY.

All interested parties may appear in person or by representative.

The public hearing notice was submitted for publication with email and visual confirmation.

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Jim Cayer:

Our proposal is to increase the depth of the decks on units we are building from 7ø2ö to 9ø10ö. The reason being is that just to provide more room for our clients to place a patio table on the deck and have enough room for a table and chairs in a seven foot area that is rather limited. We purchased the property about two years ago. I do not remember the exact date. The project has quite a history and the initial designs were created probably before 2010, a number of years ago. When Chris purchased the property that was one of things that he hoped to change just to provide a little more room for our clients. The actual amount of soil disturbance for extending the deck is zero. We are still going to use the same number of peers. There will not be any more soil disturbance than was with the original design. We will just move the peers a few feet out further from the house. That is about the summation of it.

Chairman Ely:

Asked if anyone had any questions.

I am officially notifying you that the Ontario County Planning Board minutes of November 12, 2015 indicate that County Planning had reviewed this as referred to them under the condominium law. The County Planning Board found no additional site disturbance and returned it to the Town Planning Board. So I think they have in sense signed off on the proposal.

I have received no other communications. We have a few persons sitting in the audience. Does anyone care to make a comment?

Audience:

No, thank you.

Chairman Ely:

Ok. Thank you. So I do not need to moderate the discussion. Now we can close the public hearing. Thank you.

Now however we are not quite done. Comments of the planning board?

Bessie Tyrrell:

Did some of your customers ask for more space?

Jim Cayer:

Yes. Thatø one of the first questions they ask. We tell them the increase in size is up before the planning board for review and the typical response is öOh, I hope they pass it.ö

Bessie Tyrrell:

I was actually here when that proposal came to the planning board so many years ago and I do remember thinking that seven feet did not seem very big to me.

Chairman Ely:

I can totally understand the desire for change. We do have a map here showing the slight deviation on the plan.

Any other questions.

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Now we come to the SEQR determination. In my personal opinion, this is probably in point of fact a type two action. There is no significant adverse impact. We could let it go at that but the guidelines do suggest that even if it is a type two that The Town Planning Board make some notes to add to the file. It occurred to me that a useful thing to do is work down the short form SEQR information. We are asked for either “No, or small impact may occur” or “Moderate to large impact may occur.”

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? The answer is No.
2. Will the proposed action result in a change in the use or intensity of use of land? The answer is No.
3. Will the proposed action impair the character or quality of the existing community? The answer is No.
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? The answer is No.
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? The answer is No.
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? The answer is No.
7. Will the proposed action impact existing:
 - a. Public/private water supplies? The answer is No.
 - b. Public/private wastewater treatment utilities? The answer is No.
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? The answer is No.
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? The answer is No.
10. Will the proposed action result in an increase in potential for erosion, flooding or drainage problems? The answer is No.
11. Will the proposed action create a hazard to environmental resources or human health? The answer is No.

I will sign the SEQR form as representative of lead agency. We probably did not have to do this as it was signed back in 2009 and this was just a small change of that and certainly did not have to rehash this from 2009. I think that takes care of the SEQR determination. Do you all agree to me signing the SEQR documentation? All in favor?

Board Members:

Aye 6 7, Opposed 0 0

I would propose that we grant preliminary and final site plan approval for the increase in the deck size as contained in the application before us. Any discussion?

Bessie Tyrrell:

Does that mean there is more storage underneath?

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Jim Cayer:

Not really designed for any storage underneath.

Ann Marie Rotter:

Is there a condominium association?

Jim Cayer:

Yes. There is a separate association for our project that falls under the umbrella of Bristol Harbour.

Chairman Ely:

Any other questions or comments? Chairman Ely restated his motion to grant preliminary and final site plan approval to the proposal to enlarge decks in the application before us. The motion was seconded by Rodney Terminello.

All in favor?

Board Members:

Aye 6 7, Opposed 0 0

Old Business:

Proposed Site Plan Review:

Chairman Ely shared that the Board probably should consider whether our existing site plan review was suitable for the Lake Residential District. Chairman Ely and Kevin Olvany have been working on a streamlined set for criteria. Chairman Ely will bring this forward to one of our meetings.

New Business:

Comprehensive Plan Update 6 Request for Proposals:

Chairman Ely shared that the Town Supervisor felt that an increase in budget was necessary for the new comprehensive plan and the Town Board will be submitting requests for proposals. The Planning Board would like the opportunity to help write request for proposal and review responses to the proposals. Rodney Terminello and Ann Marie Rotter indicated that they have experience writing proposal requests.

Josh Bronson Processing and Bottling Maple Syrup:

There was no representative present at the meeting.

County Board Vacancy:

Chairman Ely shared that there is a vacancy at the County Planning Board and our Town Supervisor would like to see a representative selected from either our Planning or Zoning Board of Appeals Boards. If interested, please contact the Town Supervisor, Town Clerk, or myself. Bessie Tyrrell suggested that a representative from the County Planning Board come to our Planning Board meeting. Diane Graham will circulate the meeting dates/time for the County Planning Board.

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Applications for Dock Permit ó Board Review:

Chairman Ely reviewed the Code Enforcement Officer's proposed application for a dock, boat house and boat station permit and checklist for approval.

It was suggested to add to the checklist whether the proposed project is in compliance with the Docking and Mooring Laws.

Demolition Permit Fee ó Removal without Reconstruction:

Chairman Ely shared the Code Enforcement Officer's request for recommendation from the Board whether to charge a fee for an application for demolition without reconstruction. There is presently no fee charged. There were suggestions for no fee, sliding scale, and fee to cover the code enforcement officer's time to inspect demolition and see that proper shut-off/removal of debris, chemical, electrical, gas, cable, phone, septic tanks, and asbestos was properly completed.

Other:

Chairman Ely reminded the Board members of their education requirements for 2016. Please see Diane Graham for credit hours needed.

There is a Spring Local Government Workshop on May 19th at the Burgundy Basin Inn.

Sam Seymour, Alternate #2 is out of town today. Ralph Endres will return in April.

Motion to Adjourn:

Being no further business, Ann Marie Rotter made a motion to adjourn the meeting and it was seconded by Mike Staub. The motion was unanimously accepted and meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Diane Scholtz Graham
Board Secretary