



TOWN OF SOUTH BRISTOL

6500 GANNETT HILL ROAD
NAPLES, NEW YORK 14512

PLANNING BOARD

Planning Board Agenda January 20, 2016 7:00pm

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 December 9, 2015 minutes

Old Business:

1. Proposed Site Plan Review

New Business:

1. Preliminary Application, Inc. ó Increased size of decks ó South Bristol Villas
2. Preliminary application by Suzanne Vullers concerning proposed restaurant on State Route 64.

Motion to Adjourn

Planning Board Meeting
January 20, 2016

APPROVED

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

Absent: Bessie Tyrrell, Ralph Endres

Guests: Dan Marshall, Town Supervisor, Roberto Parilla, Nyssa Trepes, Ruud Vuller, Suzanne Vuller, Jim Hicks, Bob & Colton Sprague, Jim Cayer

The meeting of the Town of South Bristol Planning Board was called to order at 6:55 p.m., followed by the Pledge of Allegiance. All board members were present except Bessie Tyrrell and Ralph Endres.

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

Chairman Ely called for a motion to approve the December 9, 2015, minutes as written. Ann Jacobs made said motion which was seconded by Rob Terminello. The motion was unanimously accepted by all board members present.

Supervisor Dan Marshall

Chairman Ely: Supr. Dan Marshall has asked for the privilege of the floor.

Dan Marshall: Supr. Marshall said this year at the Organizational meeting the Town Board chose to create a "Board" committee consisting of himself and Councilman Stephen Cowley. One or both of us are going to attempt to attend all Planning and Zoning Board meetings. Our attendance is so that we can inform the Town Board of the Planning Board's business. This year the work on the Comprehensive Plan must commence and clearly we need to work together on that. There is \$8,000 in the budget allocated for assistance with the update of the Comprehensive Plan. Supr. Marshall said this may take more than one year.

Supr. Marshall said that he received a letter of resignation from Peter Osborne who has been the Town representative on the Ontario County Planning Board. The County usually asks to find a member of the Planning or Zoning Board that might be interested in also serving on the County Planning Board.

Supr. Marshall noted that he and Chairman Ely had spoken about the need to replace the Planning Board Alt. #2 position.

Chairman Ely: Chairman Ely agreed and had spoken with 2 candidates and suggested to Supr. Marshall that Sam Seymour be appointed. Each candidate had impressive interests and commended

both for coming forward. Mr. Seymour had considerable ongoing interest in joining this Board and also he brings expertise in waste water management. The Town Board will appoint Sam at the next Town Board meeting.

Iversen Project- South Bristol Villas

Chairman Ely: First is the preliminary application for modification of the existing site plan to increase the size of the decks of the South Bristol Villas.

Jim Cayer: Mr. Cayer introduced himself as the project manager for Christanntha, Inc. at South Bristol Villas and explained that the request here is to increase the size of the decks on the houses from 7 feet to 10 feet.

Chairman Ely: Chairman Ely asked if there was a reason for this.

Jim Cayer: Seven foot deck is barely enough to accommodate a small table and the change will make the amenities more appealing.

Chairman Ely: Chairman Ely said he saw the SEQR application and asked if there will be any additional anticipated disturbance?

Jim Cayer: No, the piers and posts will be placed at the original area and the deck will cantilever and extend out.

Ann Marie Rotter: The original plan was for a 7' deck and what was the thinking at that time?

Jim Cayer: The plans were really first created back in 2006 and Iverson Construction recently purchased the development a little more than a year ago. The history of the design is a long story.

Chairman Ely: The project was originally designed before the present owners were involved.

Jim Cayer: Yes.

Mike Staub: This will be 3 feet farther out than the original. Is the post placement in the center of the deck or outside the original?

Jim Cayer: Outside the original which is code compliant.

Chairman Ely: There is no implication of run-off or erosion.

Jim Cayer: No, can't see anything that would really cause any more run off.

Chairman Ely: You have all seen the map which Jim kindly brought. Any other questions?

I will tell you now that I have received a note from Maria Rudzinski from County Planning this had all ready been sent to County Planning which we are required to do and County Planning has raised no issues; no problems, no disturbance. That hurdle has been cleared. The next thing we would have to do because it involves site plan modification is to have a public hearing scheduled for our next meeting.

Proposed Restaurant on State Route 64

Chairman Ely: Please introduce yourselves.

Ruud Vullers: There are 4 of us. My wife Suzanne she is a CPA and owner and manager of Mountain Horse Farm Bed and Breakfast and Spa On County Road 33 and also Miss Nyssa Trepes and Roberto Parilla, owners and managers of Kismet Bistro Restaurant in Naples. I've shared the handout with you and the strategic plan we have been developing. This is really a preliminary discussion; we are not ready yet to give you a full site plan but we wanted to take the opportunity to get some feedback from you as to what kind of things we need to bear in mind for the plan we are developing.

My name is Ruud Vellers and also owner of Mountain Horse Farm Bed & Breakfast and Vice President of a company called GW Lisk in Clifton Springs.

The first slide has some professional background of all 4 of us. The next slide has more background for Nyssa and Roberto; a strong background in that arena. We bought a lot on Route 64, a 15-acre lot right behind the timberframe company. There are some of the ideas of the building we want to put on the lot. If you go through it, the common theme is all barn-style kind of building approximately 3600 square foot. We are now in the phase determining what the building design is going to be and the financials for that. The next slide you can see the location and it is almost right across from Bristol Mountain. The property is subdivided into 3 lots of 5 acres. The plan that we are working will probably combine 2 lots; one lot of 10 acres and one lot of 5 acres. A couple of pictures of the view from there. The next slide you can see how the lot is located on the land and also the driveway. We had the DOT out to look at the existing driveway; actually the driveway is half on our lot and half on the timberframe lot and there is legal paperwork in place. Right now we are in the process of finding the abstract of title. The DOT thought the driveway was suitable for the plans that we have; they only asked for 2 modifications, to widen the driveway by 2-3 feet and make the radius a little bit bigger. They strongly recommended using this driveway and use that existing driveway instead of making a brand new driveway right next to it. I made a very rough cut site plan to give you an idea of where to put it on the lot. The building would have 2 decks and about 75 parking spaces and a floor plan. Roughly 60 x 60 and going to be a restaurant/café with different kinds of food; a very different style restaurant than you will find in this region. It is going to have a European flavor to it and the food will be served in tapas style.

Roberto Parilla: What we are trying to do here is introduce a Swiss Alps scenery comfort feel and bring a little of Europe here. The food style is going to be family-share with perogi's, sauerbraten, spitzel and warm and inviting family environment.

Ruud Vullers: The food will be served when it is fresh and ready.

Anne Jacobs: Will there be entertainment or strictly dining.

Ruud Vullers: Yes, café style where we may have music once a week.

Ann Marie Rotter: What would the hours be?

Ruud Vullers: We are thinking about 10am until 9pm in the evening. We are not in a hurry; we have a pretty wide timeline. Last year we bought the lot, next year the idea is to get all the permits and have the site plan approved. Start drilling the well, put in the electric, driveway, and in 2017 actually starting construction opening in 2018 or 2019. Plenty of time to go through all the processes and get all the permits we need.

Discussion.

Chairman Ely: Anyone else have any questions? A restaurant requires 2 applications; site plan review by the Planning Board and a special use permit from the ZBA. We would have to conduct a public hearing for the site plan review and the SEQR process as well. Depending on the amount of disturbance we may be able to use the short-form of SEQR. The long form SEQR would require outside expertise, an engineer which the cost would be put back on you. That will be down the road from where we are right now.

Ruud Vullers: This year we plan on getting all the necessary permits, drilling the well, installing the electric and driveway so next year we can start building.

Other Business:

Chairman Ely: We should move that we will forego our February meeting and the next scheduled meeting will be in March at which time we will have a public hearing on the application of South Bristol Villas regarding the decks.

Motion made and carried.

Chairman Ely: I discussed this with Dan (Marshall) and recommend that the Town Board name Sam Seymour Alternate #2 on the Planning Board.

Motion made by Mary Ann Bachman and seconded by Rod Terminello and carried.

Being no further business, Chairman Ely made a motion to adjourn, seconded by Mike Staub. The motion was unanimously accepted and meeting adjourned at 7:45 p.m.

Respectfully submitted,

Judy Voss,
Recording Secretary