



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

Planning Board Meeting Agenda

Wednesday, July 24, 2019
7:00 p.m.

Call to Order

Pledge of Allegiance

Reading of Vision Statement

As stewards of both the land and the lake, we will preserve and protect our safe, clean, naturally beautiful, rural and scenic environment with thoughtfully planned residential, agricultural, recreational, and commercial development.

Meeting Etiquette

Minutes

Approval of June 19, 2019 Planning Board Meeting Minutes

New Business

Informal presentation of development

Owners: Michael Sandman sales contract with Mike Dittman
Property: 6396 Co Rd 33
Tax Map #: 183.00-1-29.120 - 6396 Co Rd 33 / R-3, 4+ acres
Tax Map #: 183.00-1-41.100 - Co Rd 33 / R-3, 82+ acres
Tax Map #: 183.00-1-17.110 - Co Rd 33 / R-5, 30+ acres

Old Business

Proposed local law for short-term rentals

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

Other

Motion to Adjourn

Town of South Bristol Planning Board Meeting Minutes Wednesday, July 24, 2019

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

Absent: Sam Seymour
Bessie Tyrrell

Guests: Mike Dittman
Andrea Rohr
Martha McIntyre
Judy Voss
Phil Sommer

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 Bessie Tyrrell.

Reading of Vision Statement

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

Minutes

Chairman Ely called for a motion to approve the June 19, 2019 meeting minutes as written. Michael Staub made said motion, which was seconded by Ann Marie Rotter. The motion was unanimously accepted by all board members present.

New Business

Informal presentation of development proposal

Owners: Michael Sandman sales contract with Mike Dittman

Property: 6396 Co Rd 33

Tax Map #: 183.00-1-29.120 - 6396 Co Rd 33 / R-3, 4+ acres

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Tax Map #: 183.00-1-17.110 - Co Rd 33 / R-5, 30+ acres

Chairman Ely: We set this up as a very informal conversation. We do not have a site plan before us. We are not reviewing a site plan. I thought it would be helpful for Mr. Dittman and Planning Board members to get a sense of what he has in mind and give us a chance to ask some questions and raise any concerns we might have. Mr. Dittman would you care to come forward and introduce yourself for the record, if you would at the microphone.

Mike Dittman: Did you all see the email that I sent to Phil?

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Board Members: Yes.

Mike Dittman: And read the outline that we are looking at doing?

Board Members: Yes.

Mike Dittman: I think you all have a picture of the property with some dots on it?

Board Members: We do.

Chairman Ely: Please introduce yourself first before you start.

Mike Dittman: I am going to come up here. These are pamphlets to share. These are the cabins we are looking at putting up. This is the style of barn that we are looking at putting up.

We are shy of 120 acres over here. What we would like to do is build a very nice barn with significant landscape and a number of cabins. Fifty cabins would be ideal, thirty would make it work from a financial standpoint. It will bring tax revenue to South Bristol. These cabins will be in the neighborhood of 700-800 square feet. What we want to do is make them as low impact as possible. We want to be in the woods where one cabin cannot see another. I think we all know in this area the Naples Hotel is closed and Inn on the Lake is closed. People come here to ski, visit the wineries and lakes. I would like to hear your reaction to my concept is that if we had a venue where people could come and get married. It would be a high end venue and they could stay as opposed to drive to Canandaigua, Victor, or Henrietta to get a hotel room. Particularly people who are not from this area. I think it would be a good asset.

Ralph Endres: Where are you going to put the barn?

Mike Dittman: There was a house there. There is electric and sewer there. We would do a bridge over the creek. This will be the utility shed.

Ralph Endres: Is this piece of property yours also?

Mike Dittman: That is 30 acres and yes that is part of the property. I do not know if we would possibly sell that to somebody who wants to build a residential property.

Ann Jacobs: Where would you be looking at parking for this venue?

Mike Dittman: We are under contract and it is \$8,000 to survey it. Part of getting somewhat approval from the Board, I do not want to spend \$30,000 to put this all together.

Ralph Endres: Eight thousand for the survey is the cheapest bill you are going to have with this project.

Mike Dittman: I know that.

Ralph Endres: What you are proposing is a 30 lot subdivision. It is going to require sewer, water, etc.

Mike Dittman: Can we do a community septic?

Ralph Endres: I am not an expert on a Swedish septic system. I doubt very much it is good in Ontario County.

Mike Dittman: I was a developer in Raleigh, NC for fifteen years and that is what we would do in areas we had difficulty with soil.

Ralph Endres: Unfortunately, this is the Honeoye Lake Watershed or the Canandaigua Watershed. So they are ticklish on what kind of sewage system.

Phil Sommer: If you are getting into something this major, you are going through Department of Health.

Mike Dittman: That is going to be a big bill there, right?

Ralph Endres: If they give you permission to do what you want to do, which I doubt. Everwilde went nowhere with the septic system. They bought a sewage treatment plant before they could go forward. They started with a drip septic system within 1800 feet of the lake. It is going to be for a hotel with 50 rooms, a bakery, a spa, party house that would seat 300 and a drip irrigation. I said what about the winter when it freezes. It is dripping it will never freeze they said. If Niagara Falls freezes here, a drip sanitation system is going to freeze also.

Mike Dittman: I am well aware of that. I grew up here.

Ralph Endres: Same thing goes for the well. If you have a well, first it has to be approved by the Department of Health. You cannot pump the water out of a well into the house. It is going to have to be treated for 50 or 30 house subdivision. Secondly, they will want to see if you are putting in individual septic systems in which you may or may not have the amount of land needed for that. They are going to have to see if the well water will be affected over a period of time by the sewage going into the ground. I do not mean to be negative, but \$8,000 for a survey is just touching the surface of the money you are going to spend.

Mike Dittman: I realize that.

Phil Sommer: You are going to have to really give this some thought. Talk to Department of Health. Let them know you are going with amount of cabins, how many tanks are they going to want, how many leach lines.

Ralph Endres: Don't you think you need an engineer to do that for you?

Phil Sommer: You will have to talk to DOH to see what their criteria is going to be. From that point you get an engineer to design it and then it goes back to DOH for approval. You need to start with them. This is my vision. What do I need to do?

Mike Dittman: What are your thoughts on a community system as opposed to having individual?

Judy Voss: It is up to the watershed inspector, George Barden.

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Phil Sommer: It is not in the watershed over there. It would be Tad Gerace. It is going to come to me, go to Tad and DOH. You are going to have multiple systems for what you are talking about. They are not going to approve 30 individual septic systems.

Mike Dittman: That is why I was talking about a community system. It is a large system all piped down to one pot.

Phil Sommer: How big is the tank?

Mike Dittman: Well I do not know the answer to that.

Phil Sommer: These are the questions you need to be prepared to answer.

Mike Dittman: If you guys give me preliminary approval or tell me that this is something that we you can look at, I will go through the time and energy figuring out those answers.

Phil Sommer: You need to talk to DOH first to find out what their recommendations are. You do not have to spend any money on that. They are going to want to see what you're going to propose putting in there for your waste water. They are also going to want to know what your vision is for water. How are you going to supply the cabins and barn below? Do you have enough volume to do all of that? How many wells do you need? These are all things they are going to need even to give you a preliminary okay. This right here Mike is we are just talking.

Mike Dittman: I appreciate that.

Phil Sommer: I would say talk to Sheryl Robbins from DOH, etc.

Mike Dittman: Do you have a card with your number?

Phil Sommer: After the meeting. You are going to wind up getting a system similar to a mobile home park, a campground. You are going to have several.

Mike Dittman: That came up in quite a bit when I was talking with Phil Sommer. We looked at doing this on other property in other townships. Making it a campground seemed to be a reasonable idea to have somebody that stays in one of the houses, lives there and takes care of the property. It would not be a campground. It is just as opposed having to subdivide it into 30 lots.

Phil Sommer: You are still going to go to DOH.

Mike Dittman: Yes. I understand that.

Ralph Endres: Whether it is buildings or campers you are still going to have to have sewage.

Mike Dittman: Yes. Absolutely.

Phil Sommer: If you want to make it a campground that is a special use from the Zoning Board of Appeals. It is allowable in those areas to do that with a special use. You still have to do your infrastructure.

Chairman Ely: To my mind a campground is different from your cabins that you were talking about earlier.

Mike Dittman: They would be cabins not campsites.

Martha McIntyre: Would they be winterized?

Mike Dittman: Yes. They would.

Judy Voss: Bathrooms and kitchens?

Mike Dittman: Yes. One bathroom, small kitchen, one bedroom, and loft.

Chairman Ely: That sounds like a subdivision to me unless I missed something here.

Ann Marie Rotter: Electric?

Mike Dittman: Electric everything.

Ann Marie Rotter: What distinguishes it from a campground?

Mike Dittman: Right. I was talking with code enforcement in Naples looking at another property. We want to build this right. We want this to be nice and sustainable. He had said that we could either subdivide or zone as a campground if we had 24/7 individual in place to maintain for whatever anybody needs. I was thinking that would be the same thing.

Chairman Ely: The reason I think this is important to bear in mind is that if ultimately it is deemed to be a subdivision that we have in our code elaborate provisions for subdivision approval. It would have to be complied with. There is a formal process for that. It is certainly going to require some significant preparation on your part or the people who work with you to get the subdivision approval. You want to think that one through. Are we finished at the moment with the subdivision I have a couple of thoughts.

Mary Ann Bachman: Are these going to be owned or rented?

Mike Dittman: They are going to be rented.

Ann Marie Rotter: You will need compliance with the short-term rental policy.

Mike Dittman: I was not aware of it, but obviously will address it.

Chairman Ely: We are in the process of formulating a short-term rental policy. We are not banning short-term rentals, but we are going to have some regulations. You just need to be aware of that. Not in affect yet, but it is coming.

Mike Dittman: Okay. I appreciate that. What is you take on short-term rentals? You do not like them?

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Ralph Endres: We are trying to regulate them so that people who are already there are not affected adversely by the short-term rentals.

Chairman Ely: We have had a number of situations.

Mike Dittman: I want to build what you want to see.

Ralph Endres: You have to build what is profitable for you.

Mike Dittman: My happy place is a 4500 square foot barn that holds up to 300 people and ideally 50 cabins. Thirty cabins would work on economical basis. Somewhere for people to stay so they do not have to travel. It is going to bring money into the area.

Ann Marie Rotter: I do not think we dispute that. We cannot give you preliminary blessing.

Ralph Endres: Until we see the plans and then we have to determine whether it is a subdivision. If it is a subdivision you have marching orders that have to be complied with.

Mike Dittman: That is really expensive. What can I do to not do a subdivision? How do I make it work?

Ralph Endres: Not even build it.

Chairman Ely: When you are building that many individual cabins, looks like a subdivision to me.

Mike Dittman: If we did 30 on 120 acres. They are separate and not on top of each other. It is not going to look like the town homes across the street. I do not know why that was built. We really want to get this extremely natural and quiet environment. From our standpoint that is our marketing tactic.

Ralph Endres: I think that would be a good marketing plan. What I think the big problem is if you build a barn for 300 people, the septic system for that piece of property is going to be as much as the barn. You are going to have to put in your own sewage treatment plant.

Mike Dittman: I look at Steve Falkner and Reynoldson. They each have a barn that they are doing it on. I know that they each have two bathrooms for men and women.

Ralph Endres: For 300 people?

Mike Dittman: Falkner's holds 280 and Reynoldson's will do 300.

Ann Marie Rotter: They are just going to have two commodes?

Mike Dittman: Yes.

Mary Ann Bachman: Are they in South Bristol?

Mike Dittman: No. It is in Naples.

Mary Ann Bachman: Have you done a use/need study given the area?

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Mike Dittman: I have. What I can say is both Falkner and Reynoldson are booked out to the middle of next summer. They both raised their prices by 20% within the last six months.

Mary Ann Bachman: Is that for the barn or for the cabins?

Mike Dittman: That is for the barn. You have a wedding with 300 people. Where are these people going? If you come from out of town, where are you going? You are going to Canandaigua Holiday Inn, Victor.

Ann Marie Rotter: There are a lot of Airbnbs.

Mike Dittman: There are. How nice would it be to have a wedding and stay there.

Ann Marie Rotter: I think you need to show us a business plan with something tangible that we can look at.

Mike Dittman: Okay. I would be more than happy to do that. Absolutely.

Chairman Ely: Are we done for the moment for subdivision. I would like to go back to your happy place, the wedding barn. As I understand it, this is an area zoned R-3 residential.

Mike Dittman: I would get a special use permit?

Chairman Ely: Well. I am not sure it is special use permit as I read the regulation. It would require a change in the zoning law or at least a variance from the ZBA. We do not grant variances from this board.

Mike Dittman: I am sorry to interrupt. A variance from who?

Chairman Ely: Zoning Board of Appeals.

Mike Dittman: Oh okay.

Chairman Ely: As I read the code, I think you would have a hard time. You would not qualify for special use permit for a commercial structure in a residential district. So you would have to have a change in the law. I want to put that out there for you to consider. Second question, you mentioned you are going to build a bridge over the creek?

Mike Dittman: We would have to get over the bridge one way or another.

Chairman Ely: I understand that.

Mike Dittman: Unless everybody had four wheel drive.

Chairman Ely: There is a lot of sensitivities about waterways.

Mike Dittman: I understand.

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Chairman Ely: That would almost certainly require some kind of review from the DEC. That would have to be part of any long term approval.

Judy Voss: Probably the Army Corp of Engineers I would imagine.

Ralph Endres: When we had the floods for the Wegman property, they had to get a permit from the Army Corp of Engineers to dredge the creek that runs between both of their properties. They were able to get it in a week or ten days. I thought that was record time.

Mike Dittman: You said the Danny Wegman property?

Ralph Endres: His father. That is why it was done the way they did, I am sure.

Mike Dittman: I went to school with his daughters.

Ralph Endres: That was the Army Corp of Engineers. They had to get permission to dredge that creek. It is usually dry, but there was a gully washer. That is the same thing that could happen here to your building.

Mike Dittman: I spent years working for the California State Parks and I built bridges. I know all about it. When I say I want to keep this place quaint. I want to keep it quaint.

Ralph Endres: You want it real rural.

Mike Dittman: Absolutely. I want it to be a destination.

Diane Graham: Another thing to consider is the noise in that area. A neighbor has said that things echo or you can hear your neighbors talking. So would the noise level of this party event where would it carry to and how would it affect the neighbors?

Mike Dittman: I would suggest that at weddings people have fun, they make noise, they have conversations, and music.

Diane Graham: So review the town code on the noise so you have an idea.

Chairman Ely: We have a noise ordinance.

Mike Dittman: Which is?

Chairman Ely: Check on our website.

Mike Dittman: What is it like 11:00 pm?

Chairman Ely: There are time limitations.

Mike Dittman: That is why I am here and what our concept is.

Ann Marie Rotter: There is some research that needs to be done.

Mike Dittman: There is some research obviously, but I want to be on your good side. I do not want to be that guy who opened up this crazy place that makes all kinds of noise and disturbs things. Makes phone calls come into your offices. We want to do it quiet and rural.

Mike Staub: I understand the concept and it is a great concept to be into the woods and have that kind of premask when you come out for a wedding or whatever the celebration is. That people can come from all over, stay on the property and be in community with each other, but what you have to realize is you are going into a part of the parcel of land now undeveloped and you are going to put these cabins all over. You have to support them with the infrastructure and to do that just the septic system alone is going to be very daunting.

Mike Dittman: I realize that.

Mike Staub: You are going to go across the creek which ties into watersheds. In order to build that bridge you are going to have to get all sorts of special permits plus anything that leaches down from the hill is going to go into that creek. You will have to talk to the DEC and some government agencies to do your homework to see what you are up against. Clearing the land and depending on the slope each cabin could be at a different degree and be in steep slopes territory, which is a whole different world when you are doing construction getting in and out of the property.

Mike Dittman: Is that DEC?

Mike Staub: Steep slopes is our purview here and there are a lot of rules and regulations on how you have to manage construction on those slopes and what you have to comply with. That is another bailiwick you have to get your head around to see if it was profitable for you to do that. You have some formidable obstacles in your way. The concept is great. I love it. It makes sense.

Mike Dittman: Who do I talk to about what you are discussing presently?

Mike Staub: Steep slopes is with Phil Sommer, CEO.

Mike Dittman: You are Phil?

Mike Staub: The DEC would be your best place to start. They have rules and regulations concerning waterways and then Tad Gerace you said.

Phil Sommer: Yes. He would need to contact DEC for SWPP permit.

Ann Marie Rotter: Reading our town code is the place you should go. It has a lot of information.

Chairman Ely: At least as I see it and I am pleased to be corrected by other board members, you have questions about subdivision with let's say 30 cabins, you have a commercial structure, the wedding barn, in a residential district, which is clearly going to require a change in the zoning. This board does not do that. That is going to be required before we could possibly approve it. You have the creek business, which is going to require the DEC review and then you have the septic system. You have several significant hurdles that are going to have to be addressed before we could possibly go forward. I think Phil made you a very good suggestion. You could make some preliminary inquiries and it would not cost you anything.

Mike Dittman: Yes.

Chairman Ely: Talk to the DEC, look at the town code in terms of subdivision and see what you have to do to get the approval, and far as the commercial wedding barn that could be your biggest obstacle. I do not know whether you could get a use variance from the Zoning Board of Appeals or whether that would require a change in the zoning law. If you actually pursue it, I can seek the advice of town counsel. I am not going to do that at this early stage. All those issues and did I miss some. I thought those were the highlights anyway.

Chairman Ely: There is a lot you could do preliminarily without having to make a huge cash outlie. I can understand your sensitivity there. I think right now this sketch plan is promising. We are not in a position to give you any kind of preliminary approval.

Mike Dittman: I will go ahead hook up with Mr. Sommers and get all the information I need. See what we can.

Chairman Ely: Our procedures would only be when you are in a position to actually to prepare a formal site plan. We would then have a preliminary meeting to review the site plan. It has to be an engineered site plan. There is no sense of coming back until these questions are resolved. If it takes a month or two months that is not terribly important. After the preliminary hearing, we would then have a public hearing. We would advertise it and neighbors would get notices. We have a public hearing and everybody gets to have their say if they have anything to say.

Mike Dittman: So they have their say, but how does that work? Is that a vote or is that really up to the Board?

Chairman Ely: The only vote is with the Board, but we do consider their comments. I think you have, in my eyes, a number of things you have to address before you could come back. I do not want to take up your time pointlessly with this Board.

Mike Dittman: No. I appreciate the conversation.

Chairman Ely: Phil could give you good guidance. Surely the town code is online.

Ann Marie Rotter: I would recommend you read the Everwilde application.

Mike Dittman: Is that on your website as well?

Ann Marie Rotter: Yes. Just as a learning tool.

Chairman Ely: At some point you are going to have to put enough capital in to prepare a site plan to answer some of these questions and then we will take a look at it. I am not trying to be discouraging.

Mike Dittman: No. I appreciate all your thoughts.

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Chairman Ely: I personally think you are not going to get everything done in a couple of weeks, but I think you have to start. Make some preliminary contacts and see what the septic people and DEC have to say.

Ralph Endres: When you come back to the Board, you will need an engineer that is going to be able to speak on your behalf because I do not see any way around the subdivision. It is a subdivision. You will find the subdivision law in Section 170 online.

Mike Dittman: What other financial responsibilities, as far as that is concerned, other than on my end water, electric, septic, etc.

Ralph Endres: That is what an engineer is going to tell you how much it is going cost.

Mike Dittman: As far as the town is concerned?

Diane Graham: There is application fees.

Chairman Ely: Without an engineered site plan we will not move forward at all. I should mention in the town code, if this Board thinks it is necessary, we can engage an independent engineer and send the bill to you. I am not trying to threaten you with that, but if it is a big enough project, we sometimes engage LaBella or whoever has worked for the town before and have their independent review. None of us are engineers.

Mike Dittman: Do you have engineer information?

Phil Sommer: We will talk after the meeting.

Chairman Ely: I did not mean to be discouraging. I think it is an interesting project.

Mike Dittman: I appreciate your time.

Chairman Ely: We have to put our cards on the table with you and just see where it goes from there.

Mike Dittman: I think it will be a really great addition to this town. That is why I am here is to talk to you.

Ann Marie Rotter: If is done well and done right, I think it is a great idea.

Chairman Ely: Let's assume well down the road you actually go forward with the project, are you going to do this all at once or barn first?

Mike Dittman: The barn first and probably ten cottages right off the bat. Over the next two to three years we would build the additional cottages. The barn will be first and the bridge. Let's assume the DEC says yes to doing septic, we will dump money into getting that done.

Chairman Ely: Remember the wedding barn will require some change in the zoning law or a variance of some form or another. If you get to that point, I will consult with the town attorney how we should best proceed.

Mike Dittman: I appreciate your time. I will talk to Phil. I will get the numbers on all these individuals.

Chairman Ely: Just to complicate life if you are actually going to serve food at this wedding barn that will require DOH approval too.

Mike Dittman: We will do catering.

Ann Marie Rotter: Either way.

Chairman Ely: If you have a kitchen, they will want to look at it.

Mike Dittman: What if we do not have a kitchen?

Phil Sommer: If you have it catered you still have to have a DOH sticker. If they are serving liquor, they will need a license.

Mike Dittman: How difficult is it for me to go through that process?

Phil Sommer: Have you dealt with the liquor authority?

Mike Dittman: No.

Phil Sommer: If you are serving liquor, somebody has to have a license.

Mike Dittman: The caterer will have a license.

Phil Sommer: Somebody is going to have to have a license, DOH inspection to run a catering business. If you are going to have some place to prepare the food or set it up that would need to be inspected by the Department of Health.

Mike Dittman: If we did anything as far as a kitchen would be concerned, it would be presentable, it will pass and do it right.

Phil Sommer: It depends if you are going to cook in there and that is a whole different ball game.

Mike Dittman: I am not going to be cooking.

Phil Sommer: Are they going to use any appliances to heat food or anything?

Mike Dittman: I would prefer not to. I would prefer to have an outside caterer.

Ralph Endres: If you are not going to serve liquor and you are not going to provide food, what is the revenue stream for this barn?

Mike Dittman: Renting the barn and renting the cabins. Whoever comes in to cater we will have a fee for them.

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Ralph Endres: You may be able to rent the barn for \$1,000-\$2,000 an evening. A wedding for 200 people is going to cost \$20,000 so you are taking ten percent of that. You are leaving everything else on the table for other people that have no interest in your barn or property liability insurance. I question the business plan. If you are going to be the caterer and supply the food, then a larger chunk of that money goes to you. You are going to need a large chunk of money to pay whatever it is going to cost you to do this development. I am not an estimator, but what I think you are talking about here is between three and a half and five million dollars.

Mike Dittman: You are about right. It is about four million dollars. The real money is I would say the barn rental as an attraction. If we are able to Airbnb the cottages, I could get \$150-200 dollars a night, fifteen nights a month, twelve months a year.

Ralph Endres: Fifteen a month?

Mike Dittman: That is what I suggest is the case. I know a bunch of Airbnbs in Naples. My neighbor has a cottage that is 300 square feet and no bathroom. It has an outhouse. The water is water that comes off the roof and collects in a rain barrel. He is getting \$160 a night and he is booked out to 20 nights a month. There is nowhere to stay out here and people like this area.

Ralph Endres: Is it in this town?

Mike Dittman: No. It is in Naples.

Chairman Ely: We have Naples Hotel in trouble and closing, Inn on the Lake is closed. Doesn't that suggest that maybe these are long established places if they cannot get the revenue, how do you assume you will?

Mary Ann Bachman: Inn on the Lake is opening.

Mike Dittman: They demolished that whole site and they are rebuilding.

Ralph Endres: The guy that owns that is a billionaire. He can sneeze that amount of money out. It is not a huge undertaking for him. For you that is a big undertaking. You are really mortgaging the rest of your future on this project.

Mike Dittman: I have investors. I have been buying and selling houses for thirty years. I have a house on Honeoye Lake that I just came from. I have never advertised it and I rent it all summer because people call can I come. Sometimes I tell them no because I want to stay there.

Ralph Endres: The best thing you can do is talk to Phil and DOH/DEC and they may direct you to the Army Corp of Engineers. I do not know where that creek goes. Do you know?

Mike Staub: That goes into Mud Creek and I think it flows all the way down to Honeoye Lake.

Ralph Endres: That would be probably the Honeoye Lake Watershed.

Phil Sommer: Mud Creek flows all the way to the canal.

Mike Staub: It goes a long way. You are crossing a lot of different water districts and they are going to be interested in how you get across it and what you are putting above it. That is going to draw a lot of interest and a lot of questions. Do your homework so you know what you are getting into before you step across that line. It might cost more money to build that bridge to your place than you are going to make on the place itself. One thing that this Board would make sure of when you do bring a site plan in is that it is sustainable. That you are not going to, somewhere along the line, walk away from it and leave a pit. We are going to make sure that you have all your financial ducks in a row and that your plans are solid before we go forward with it.

Mike Dittman: That is absolutely fine.

Chairman Ely: Just to pursue Mike's last thought. We have sometimes suggested a performance bond so that the Town is not left holding the bag. Every time I go into Canandaigua and see that absolute disaster, there is no other way to describe it, and we are determined that is not going to happen here, if we can avoid it.

Ralph Endres: It is under construction now. It is because Hilton Hotels took it over.

Mike Staub: Did they finally figure out who owned the dock?

Ralph Endres: I thought the dock was given to the City of Canandaigua?

Mike Staub: It is my understanding that they needed an operational permit, but it had not been revisited in seven years.

Mike Dittman: Is it that long that it sat like that?

Mike Staub: No. That is just the dock near the Canandaigua Lady. They wanted to add extra docking space, but when they went to do that Canandaigua did not know who owned the dock even though they were the ones that were responsible for it. When they looked into it, they had not addressed the permitting problem. It was supposed to be every year and it has been seven years. They are still trying to figure that out now as to whether they are going to have extra docks in there or not. That is a nightmare scenario down there.

Chairman Ely: Any other questions for us Mr. Dittman?

Mike Dittman: I think we are good. I thank the Board.

Old Business

Proposed local law for short-term rentals

The Board reviewed the adapted Village of Greenwood Lake local law. There was some Board discussion and question whether to require a social security number.

Judy Manzer: Will proposed short-term rental law impact how it can be enforced in a Neighborhood Commercial District for property owned by Webster Properties?

Phil Sommer: Absolutely not because those are single-family residences.

Judy Manzer: Great. That is perfect.

The Board will review further at the August meeting.

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

This item was deferred to the next meeting.

Other

Chairman Ely shared that Rodney Terminello submitted his resignation as a member of the Planning Board effective July 10th sharing family/personal reasons. Chairman Ely reached out to thank Rodney on behalf of the Board for his years of service.

Mary Ann Bachman, Alternate #1 will move to regular board member position with the same term and Sam Seymour, Alternate #2 will move to Alternate #1 position with the same term. Supervisor Marshall has a candidate in mind to interview for Alternate #2 position.

Motion to Adjourn

Being no further business, Michael Staub made a motion to adjourn the meeting and it was seconded by Mary Ann Bachman. The motion was unanimously accepted and the meeting was adjourned at 8:07 p.m.

Respectfully submitted,



Diane Scholtz Graham
Board Assistant