



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

Planning Board Meeting Agenda

Wednesday, January 15, 2020
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 December 4, 2019 Planning Board Meeting Minutes

New Business

Informal Proposal for Peregrine Hill Resort

Owner: JEC REEL Estate LLC
Representative: Pete Heintzelman
Address: Vacant land, St Rt 64
Tax Map #: 167.00-1-52.200; 52.300; 52.400
Zoned: NC (Neighborhood Commercial)

Site Plan Approval Application #2019-0008

Owner: Richard H. Hawk, Jr.
Representative: Richard C. Smith (Purchase Contract) / William Grove, P.E.
Property: 6471 St Rt 21
Tax Map #: 185.00-1-64.000
Zoned: C-1 (Light Commercial)

Site Plan Approval Application #2019-0009

Owner: Seneca Point Stone House LLC
Representative: Venezia & Associates
Property: 5737B Seneca Point Rd
Tax Map #: 178.07-1-17.200
Zoned: LR (Lake Residential)

Old Business

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, January 15, 2020

Present: James Ely
Ann Jacobs
Matthew Sousa
Michael Staub
Bessie Tyrrell

Excused: Mary Ann Bachman
Ralph Endres
Ann Marie Rotter

Absent: Sam Seymour

Guests: Richard Smith
Bill Grove
Jim Cavagnaro
Peter Heintzelman
Rocco & Pat Venezia
Linda Bartsch
Kevin Battle
Dan Marshall
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 Mary Ann Bachman, Ralph Endres, Ann Marie Rotter and Sam Seymour.

Reading of Vision Statement

Board member, Matt Sousa, read the Comprehensive Plan Vision Statement.

Minutes

Chairman Ely called for a motion to approve the December 4, 2019 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.

New Business

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Representative: Pete Heintzelman
Address: Vacant land, St Rt 64
Tax Map #: 167.00-1-52.200; 52.300; 52.400
Zoned: NC (Neighborhood Commercial)

Chairman Ely: Our first item of business tonight is informational. There is no application pending. No formal application on this particular project, but we are going to have some discussion on an informal

proposal for a resort. Peter if would you introduce yourself for the record and then please make your presentation.

Pete Heintzelman: I am Pete Heintzelman. I am going to be the architect for the project. Jim Cavagnaro is the owner. He is actually is going to give a little background of his vision and what he is wanting to do there and then we can get into a little more of the development. The big thing is presenting it to you guys for any thoughts or questions.

Jim Cavagnaro: I appreciate what your vision and mission is. I would like to read what we have written about what we are trying to do.

Our mission: We believe in recognizing a familiar face, welcoming a new one and treating everyone the way we would want to be treated ourselves. Whether you work with us, stay with us or discover us we believe our purpose is to create an impression that will stay with you for a life time. Our mission is to be a model of sustainability. A place where people renew and remember the art of being. Our staff will be dedicated to creating a safe and secure sacred place to allow for personal awareness and life transformation physically, mentally and spiritually.

Our vision: Positioned at the base of the majestic hilltops surrounded by preserved land Peregrine Hill is a one of a kind retreat. Nature is our inspiration and our destination is the perfect antidote to the non-stop pace of a hectic modern world. Serenity can be found on the water, in the hilltops, amid the tranquil settings throughout the region whether you are seeking a mental health reboot, digital detox, or pure pampering. It is our quiet contemporary and luxurious retreat that will provide guests with a connection to nature and your inner self. You will enjoy the feeling of being part of the outdoors as you relax and unwind in an upscale luxury two bedroom retreat with a full kitchen, fireplace, possible outdoor shower, soft linens, extra pillows and all the small pleasures that will make this an unforgettable experience.

I am a nature guy. I have fly fished, hunted, hiked, and camped my entire life. This is a beautiful region. I want to protect that to.

Chairman Ely: Thank you.

Pete Heintzelman: As you can see we are in the midst of developing a resort. It is three buildings that have four units per building. It is for short-term rentals to longer term rentals a month or so. The idea is to get people in to experience the natural surroundings of Bristol, South Bristol, the wine country, Finger Lakes all of the above. We are shooting to try to do a more contemporary vibe to the buildings themselves as to aesthetics in terms of materials overall feel for the project while it sits in nature. The site we are working on is almost directly across from the ski area of Bristol Mountain. It is a little bit north of it right off of State Route 64. It is three pieces of property that adjoin and they are actually right behind other pieces of property. They are off State Route 64 going up to Stid Hill, which then gives us pretty wonderful views of Bristol Mountain and the rest of the range across the street. The idea is to create one building with four units per building. One building on each of the properties. So each one of those three properties will have one building. In terms of disruption we are going to do the most minimal disruption as we possibly can to the site. Knowing that we walked the site with Phil Sommer a couple of times to understand some fire relations and some of the things that the fire marshal would want for the project. Understanding that we would need to build septic systems for all of these buildings. Obviously, there will be disruption, but we are going to hold all that to basically the front of the property. All the septic system will actually be in between what would be State Route 64 and the buildings. Coming up there will be a line to Stid Hill. All those trees are going to stay. Many trees on site that are mature are going to stay. We are going to develop a pond at the beginning. Jim has some good ideas. He is a trout fisherman. He is

going to stock it. A gazebo down there. A place for people to go. That pond is going to fill and feed our dry hydrant that we are going to provide for fire. It is really an idea to create an escape for people. Eventually we are going to have a future consideration for an event space so I know that something the Town of South Bristol has been up and down with in code and some past issues with events. This event space would be the idea of open air pavilion, if you will. It is going to have a roof top. The idea is that there is going to be yoga retreats, weddings, fly fishing, etc. People can come down from the units to just hang out by the pond and barbeque. The idea being that when you are staying here you are either secluding yourself or you can go meet and introduce yourself to others that are also there. The idea we are going with is that it will be a multiphase project. We are not going to building everything at one time. It is going to be over five to seven years, something of that nature. Really the first phase we are looking at is building one on the south lot. We will do the road and the pond. The road and pond are for safety purposes. We are developing lot one if you will. So we will do the septic system and building on lot one. In a few years depending on how it goes develop the building for lot two. A couple years after that we will develop the building for lot three. In a couple years after that when we do the event space, the maintenance building might go in there at some point in time depending on the vendor.

So to give you kind of a feel/flavor of how we are trying to design these in terms of the aesthetics. One thing that these kind of units can do with aesthetics is it is going to draw the people. We are doing a mountain modern aesthetics for all the buildings. Single shed roofs, some lower pitch. Pretty small and condensed. Natural materials and color palette. We are not going to stand anything out. It is going to be subdued and hidden into the woods and mountainside. Blend seamlessly throughout so that when you are looking at it from State Route 64 you will be able to see some stuff, but it is going to be pretty secluded with both vegetation, colors and the lower roof line we are using. When you are inside the building that is when you get the big view out. So that is more or less where we are at in terms of the development of the property. We are really here to introduce this to you. What we have been thinking about doing. We want to do it obviously. We would love to hear what kind of questions or thoughts you as a board have. We are not asking for approval. Bill Grove, P.E. is working with us in the drainage and grading so if you have questions about that, he would be happy to help there as well.

Chairman Ely: Do you envision this as a hotel/retreat, is that the idea? You are going to have a minimum of a two night rental, right?

Pete Heintzelman: Correct.

Jim Cavagnaro: Correct. We will have hours. When the maintenance building goes in, we will personally monitor everything that is going on there. My son is involved. Maybe I will not be around when this is finished. There is a legacy from me to pass this on to my kids. The more integrated this can be to nature the less you actually see it from the road or while you are there. That is really what I am trying to do. A place to relax that is quiet. Where you can be in a very contemporary and clean upscale living, but surrounded by nature.

Chairman Ely: When I asked about the analogy to a hotel, I realized that is not entirely correct because you are not serving meals.

Pete Heintzelman: There is no restaurant. Cook your own food or go out to eat.

Jim Cavagnaro: It is a vacation rental. It is not a hotel. We are not going for that.

Chairman Ely: Could people rent it for a month?

Jim Cavagnaro: Not less than two days. Age restrictions that we want to implement. Talked with attorneys about trying to find the right kind of people with the right kind of attitude. We want to bring in artists and have a painting class or fly fishing class or yoga. Something that is relaxing and quiet. Not some party event where they bring in bands and do all sorts of crazy things.

Michael Staub: I have a question on your low pitched roofs. I do not know if you are aware from this area or not, but we tend to get a lot of snow. Low pitched roofs do not lend themselves well structurally to allow snow like that.

Pete Heintzelman: We are going to work with some larger trusses so they are parallel board trusses and the structure of a low pitched roof it will not have an issue with the snow that we get. I feel very comfortable that we will be able to deal with that. Right now we are proposing metal for durability and longevity. Also metal will help with snow shed. Obviously we will have to look at that over any kind of doorways, entrances of that nature that it does not fall on anybody with either cleats or snow bars. I do understand where you are coming from and I am very comfortable that we can make it work.

Michael Staub: If you go to a full metal roof, there are some fire concerns that you probably want to talk to the fire department about access in the event there would be a fire that they could get in through the roof or some relief method. Now, you are proposing to go back up into the hill. How far back into the hill are you going?

Bill Grove: It is on the other side of the gentle pitch.

Michael Staub: I know once you get to the back of that it goes up pretty quick. I was worried about steep slopes that you may want to consider the farther back you go.

Bill Grove: There really would not be any steep slopes. Lot three is the further one, the north structure. Even that sits on a peninsula of elevation that it would sit on. So it is flat. There is a little knob where lot three is before we start the steep part. I do not see any impact on the steep slope areas at all.

Michael Staub: Good. On your septic system it is down near Mud Creek, I guess?

Bill Grove: Correct. It is in the watershed, but not the Canandaigua Watershed.

Michael Staub: Right. It is not the Canandaigua Watershed.

Ann Jacobs: You said that there are three pieces of property that are joined to create this, correct?

Pete Heintzelman: They are next to each other not technically joined.

Ann Jacobs: They are currently in your possession? You actually own them now?

Pete Heintzelman: Yes. Maam.

Chairman Ely: To pursue Ann's question the access road or driveway do you own that or will it be an easement?

Pete Heintzelman: This is actually owned by Jim. So each one of these lots was developed as almost a flag lot. We are developing all within what we own.

Jim Cavagnaro: We have an 85 foot entrance from State Route 64. We share the driveway with Timber Frame. Half of his driveway is on my property. We will come in that way where the other culvert is, then come over and across.

Michael Staub: Would you conjoin all three of these properties as one or are you going to maintain them as three separate properties?

Bill Grove: Is there code reasons why?

Pete Heintzelman: Right now we are developing them on separate properties.

Michael Staub: If they are separate properties, how you identify the properties as far as fire codes go and first responders what the addresses would be so on and so forth? I am sure there is some kind of tax issues owning conjoining properties as opposed to one property. So that would be something you might want to consider.

Pete Heintzelman: We will see what the advantages are.

Jim Cavagnaro: Whatever we need to do to be compliant. Right now we are developing one lot.

Chairman Ely: Did I understand earlier in your presentation sir that there would be a resident manager on the property?

Jim Cavagnaro: Not with the first building. No. So when we will build lot 2, we will build the manager's office. Manager's office/garage for backhoe, plow truck and then we will have somebody on site. Before there is any event building. If we need to do the managing building after, then we can change it up. We are looking for your recommendations as well. We want to be a good steward of the property, but we want to be a good neighbor. Any suggestions that you have. This is a dream and a dream that is coming to fruition.

Chairman Ely: So the first unit that is built, there would not be a resident manager on the premises? People will be checking in some other way.

Jim Cavagnaro: It is all electronic. We will have exterior video so we can monitor people if they suddenly decide to invite 60 people over. I am in Victor. I am 28 minutes away. We just want it to be a place to relax. We cannot have one group causing noise pollution while the theme as you come here is to get a break from all that.

Chairman Ely: You do put your finger on a sensitive subject that has been before this board before. You rent to two or four people and the next thing you have fifty for a keg party.

Bessie Tyrrell: Do you plan on coming some yourself with your family? Is that part of your dream?

Jim Cavagnaro: Yes. I want it to be a place I want to go.

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Bessie Tyrrell: Sometimes hang gliders come over the hill. It is not particularly close to you.

Jim Cavagnaro: They could not land in where we are building. Probably if they were going to land, it would be in the lower area where the pond would be. They may get wet.

Bessie Tyrrell: I think sometimes they do not go exactly where they plan to go.

Jim Cavagnaro: They could not get there where the houses are. It was cut two years before I purchased it. The first six acres in there. It is a very gradual slope. I think the top level where we are building is maybe 35 feet of road. Behind that is steep.

Chairman Ely: I notice here that this property appears to be open May 1 to February 28. You are going to be closed in two months, is that the plan?

Jim Cavagnaro: We were thinking February to April just for quiet. We do not think this will be marketed at that time. That is not necessarily a finished rule. It is our initial thought that it is grungy, dirty, and mucky.

Chairman Ely: My guess is that would be a down time.

Jim Cavagnaro: Plus vacations.

Michael Staub: There are skiers at that time.

Jim Cavagnaro: It depends on snow.

Chairman Ely: Do I understand a few moments ago you mentioned age limitations. Would a family with young children be welcome there?

Jim Cavagnaro: Of course. That is what we are looking for. Really nice people who want to enjoy nature, hike, fish, bike, wine and beer tours, skiing, and hang gliding, if they want.

Michael Staub: There are a couple of facilities that you might be interested in reviewing or contacting. The Gell Center has a retreat for artists and then you have the Mueller Station on the other side of Honeoye that does a lot of wild life, canoeing and things. They do wildlife presentations there.

Jim Cavagnaro: That building would be a perfect place to have conservation guests. I am very connected to the art world. My original training was gemologist in jewelry design. Sansocie is my next door neighbor and he is a jeweler as well. We have built over the last four years a gallery and a studio for artists up in Pittsford. We have been working with people like Albert Paley and Philippe Faraut from Honeoye, master sculptor. I am going to invite them to come in and do classes as well. So part education, relaxation, yoga, maybe weddings, if it is controlled.

Chairman Ely: As you would envision some of the programs you have been describing, would you or somebody actually take the initiative to organize these?

Jim Cavagnaro: Yes.

Chairman Ely: Then you would advertise them to your guests as an attractive feature?

Jim Cavagnaro: Yes. So we would have art, painting, fly fishing, and yoga week. We have people who can come in and do those things as an additional draw besides just snow.

Chairman Ely: Would there be a charge for these events if people wish to come for yoga week?

Jim Cavagnaro: We would set up a specific price thing. If you stay there, you would be part of the program.

Michael Staub: Are you financing this yourself?

Jim Cavagnaro: Primarily. I will use financing as well.

Bessie Tyrrell: Does the event space have a fairly large kitchen?

Jim Cavagnaro: It will have a small kitchen and double bathrooms.

Pete Heintzelman: Basically catering style.

Jim Cavagnaro: It is not a restaurant.

Pete Heintzelman: Something to keep food warm and refrigerated.

Chairman Ely: That is relevant, of course, in so far you are serving the public may have to get the Department of Health approval for your kitchen. Something that would have to be considered at some point.

Pete Heintzelman: We would be providing that down there and the rest of it is open pavilion.

Chairman Ely: I know you mentioned weddings, but controlled. Weddings or wedding receptions are a source of some friction in our town needless to say. We would have to be mindful of that.

Jim Cavagnaro: We are going for a different class. We want to draw not just this region, Toronto, NYC, etc. Do you know Mirbeau Inn?

Bessie Tyrrell: Yes.

Jim Cavagnaro: They brought Europe to Skaneateles. It is a spa and it is beautiful. They draw a certain type of person. They do not have kids go there and tear the place apart. We may not be full all the time. I do not care. It is the theme that I am trying from my heart to share with people. So you do not like bugs and to get dirty. At least be surrounded by nature while you take a bath in the soaking tub.

Chairman Ely: This may be a melancholy development. You will build the first unit very enthusiastically and it does not go quite as well. So you say maybe we will not bother with the second unit.

Jim Cavagnaro: That is probably even better, keeping the rest of it beautiful.

Chairman Ely: Keeping the rest beautiful, but it may not be economically viable. What I have in the back of my mind is essentially the fiasco in the City of Canandaigua they had that abandoned hotel structure for several years.

Jim Cavagnaro: These properties would not be disturbed. I am only basing my projections on 20% occupancy.

Chairman Ely: That is way below the normal hotel rate I believe isn't it?

Jim Cavagnaro: Yes. Finger Lakes Association says there is a ten month season with an 80% occupancy. I am not trying to get everybody. If things do great and it is a 50% occupancy, whoop de do. I am maybe looking at other pieces of land with very similar environment so that if there is a big art show or art class and we cannot keep everyone there we have other places for people to stay that have that similar feel. We will see how it goes. Writer's retreat.

Pete Heintzelman: To your point that is one of the reasons we have always thought of keeping as three separate lots too. One of the reasons why we are developing the southern lot can be the lower one here is leaving these two, basically except for the road, which is more infrastructure. We are going to do as gravel. Especially at the beginning. If everything goes south and does not work out, we have a building that could easily become a single family residence or two full-time rentals. It has some flexibility.

Jim Cavagnaro: It is a full condo. It has a kitchen, washer and dryer, dishwasher, etc. They are little, but you could live there.

Pete Heintzelman: If everything goes south, then those other two lots are not developed. If for some reason Jim had to sell those or anything down the road. You never really know. We are trying to keep that hopefully it never happens. Everything is a possibility. That is one of reasons we are keeping it as three lots. Doing that first building first.

Bessie Tyrrell: One of the things we have talked about here is with the short-term rentals that perhaps in the future we would have applications for weddings and larger events so that is certainly not in effect now, but it might happen in the future. If you did have a wedding, you might need a permit. If things did not go well, that permit would not be renewed. It is one of our future plans that we have some control over events.

Jim Cavagnaro: I do not think it is going to impact with the multitude of things we have planned. That building has a wedding chapel.

Bessie Tyrrell: We are in favor of weddings, but we want to be sure the neighbors are protected.

Pete Heintzelman: We are going to be doing landscaping in different kind of buffer zones all along this western border. Also another reason why we are pushing the buildings this way because there are two houses here. Doing as much as we can to block the view between theirs and our development. Trying to block sound with landscaping buffering. We have not got into all that.

Chairman Ely: You might envision traffic coming your way from Bristol Mountain right across the street?

Jim Cavagnaro: Sure. I think initially that will be part of the plan.

Chairman Ely: Phil what is the zoning for this area?

Phil Sommer: It is neighborhood commercial.

Chairman Ely: Do they need a special use permit?

Phil Sommer: Yes. Special use permit.

Chairman Ely: That will require an application to the Zoning Board of Appeals.

Pete Heintzelman: I believe that might be our next step. As you might be able to tell, we submitted these in November. We are not in a giant rush. We want to go through the process at a steady pace and we are picking up steam here and there. We also are not rushing this then. It would be up and ready by fall. I appreciate then we do need to do that if that is part of the process, but it is not a rush job to get the first building up and running as quick as possible.

Jim Cavagnaro: Do you think it is a stretch from what it is zoned now to try to do what I am hopefully doing?

Chairman Ely: Well this Board has not had a chance to deliberate it. I cannot speak for the Zoning Board of Appeals. It is a totally separate body. I have no reason to think they would not be open to your proposal, if that answers your question.

Jim Cavagnaro: What is your experience in working with this process?

Chairman Ely: My experience with them is that they are an independent board.

Jim Cavagnaro: Do you see more approvals then disapprovals?

Chairman Ely: I would see more approvals then disapprovals, but there have been disapprovals.

Jim Cavagnaro: In that time you seeing approvals and disapprovals does this fit into the vision we are of what we are trying to do here?

Chairman Ely: I do not know how to answer that.

Michael Staub: To me it looks like a nice fit for the community. The gradual nature of the introduction of the buildings. Your outlook as far as how you are going to proceed based on your economic plan and your vision of what you would like for the community. The way it is nestled into the side of the hill and does not disturb a lot of land. That all fits with what we like to see. This is my personal opinion you are not altering the terrain the way that is going to be seen by a lot of people unless they go to your place and it is going to be a nice retreat. Now, this is our little slice of heaven up here. So that is why we live here. It is perfect. You do not look to be upsetting that in any way. My opinion.

Chairman Ely: One of our board members who cannot be with us tonight has written and circulated to board members that *she thinks this project is a good location and believes it fits the present zoning for a*

development of this kind. It would be assuming that you get approvals for septic, etc. It would positively be something quite different for the area.” Ralph could not be here so I thought I would share his thoughts.

Jim Cavagnaro: Thank you.

Chairman Ely: Obviously, there all these kind of things you will have to do with Zoning Board of Appeals among other things. You have Bill Grove on your team who can take care of that. Any other questions for our guests? No. Thank you.

Jim Cavagnaro: Thank you.

Chairman Ely: I hope you will keep Phil in touch because he is the key. We schedule under our rules we have a preliminary meeting, which will be some of what we did tonight and then we would set a public hearing. We would not take action until after the public hearing. This would have to be referred to Ontario County Planning for its input.

Pete Heintzelman: This would all have to be after the Zoning Board of Appeals?

Chairman Ely: We can do our preliminary meeting if you wish, but we cannot grant you final approval until you to go to Zoning Board of Appeals. It would be good to touch that base as soon as you could.

Peter Heintzelman: Right. Okay.

Chairman Ely: Have a good night.

Site Plan Approval Application #2019-0008

Owner: Richard H. Hawk, Jr.

Representative: Richard C. Smith (Purchase Contract) / William Grove, P.E.

Property: 6471 St Rt 21

Tax Map #: 185.00-1-64.000

Zoned: C-1 (Light Commercial)

Chairman Ely: Next we have a preliminary site plan approval before us. This is a property that might appear on State Route 21. The proposal is to convert it to multi-family rental unit. I think Bill you are going to be the presenter tonight, right?

Bill Grove: I am Bill Grove with Grove Engineering. This is Richard Smith, the prospective buyer of the property in question at 6471 State Route 21.

Chairman Ely: I understand the property Mr. Smith is under contract to you, right?

Richard Smith: That is correct.

Chairman Ely: Thank you. Bill please take it away.

Bill Grove: I am sure everyone is familiar with the property as the old parting of the ways or the blue building that sits there. I think for a while it was boat repair back in the day. Mr. Smith intends to buy the

property and do some renovations to the structure and put a new septic system in. We did some septic investigation probably close to seven years ago for the Hawks family. We found out that the system was quite substandard. It was operating but substandard. The part of the proposal is to do a new septic system, which I believe through the new waste water law affects upland properties. The septic installs after a property sells. We have to do this one anyway. It is sized appropriately for what Mr. Smith wants to do with it to renovate the space for three long-term rental units.

Chairman Ely: By long-term you mean six months to a year?

Bill Grove: Correct.

Richard Smith: Year.

Chairman Ely: You are not going to be in the weekend rental?

Bill Grove: No. Not a vacation rental. There is plenty of parking there. There is no issue with ingress and egress. I believe it came to light this week that there is some concern about lot size. Phil is trying to work on that with the Town Attorney to see if that applies to a project like this and if we need variances or not. There is a proposed small addition on the east side of the house for a new entryway. It is a small set of stairs and small four by five or four by four covered entryway to get into the units.

Chairman Ely: You mentioned the septic has been upgraded. Do you have approval of that from whomever?

Bill Grove: It has been approved. It is not installed yet.

Chairman Ely: You would be able to submit that to this Board in due course of an approval?

Bill Grove: Yes. Phil would have gotten a copy of that letter.

Chairman Ely: I do not need it right now. I wanted to know if we would have in time for the hearing. I understand you have the eagle clearance letter?

Richard Smith: Yes.

Bill Grove: We have the eagle clearance letter.

Chairman Ely: Good news.

Bill Grove: Septic system installation across from gravel pit will not affect the eagles at all.

Chairman Ely: Do you have to get an archeological?

Bill Grove: We did. We have that too.

Chairman Ely: I read County Planning comments. They said, *“Is the proposed septic system adequate to treat waste water from additional occupants and kitchen?”*

Bill Grove: Yes.

Chairman Ely: *"It may be desirable to show required off street parking..."*

Bill Grove: Phil asked me to add the setback dimensions of the existing buildings. I did also add parking spaces with even crowding there is room for ten parking space, which is way more than you need for three units.

Chairman Ely: I do not recall if County Planning had anything else to say, did they?

Bill Grove: There was something about the size of the units themselves.

Chairman Ely: I could not quite follow that to be frank with you. Then it said the Town should consider revising, but that is not before us tonight.

Diane Graham: It is listed under the Special Use part in our Code.

Chairman Ely: It is not for us tonight.

Diane Graham: No.

Chairman Ely: County Planning concerns you have addressed?

Bill Grove: I believe so.

Chairman Ely: As I look at it unless board members have different thoughts. Now you have to go to the Zoning Board of Appeals. I think you are already on their calendar, aren't you?

Bill Grove: Next week.

Chairman Ely: Hopefully that will all go forward because it is a multi-family unit. Board members do you have questions for Bill or Mr. Smith? Any questions or concerns?

Michael Staub: It looks like they did their homework well.

Chairman Ely: I will suggest then that we schedule this for public hearing and hopefully action at our February meeting. That means, of course, Diane will advertise it. You will have to come with the letters.

Bill Grove: Phil has them.

Chairman Ely: As long as we have them in time and we would have to have Zoning Board of Appeals approval. We cannot go forward until we get that. I am going to schedule it for February and hopefully we can take action at that time. Alright?

Bessie Tyrrell: I have a question about the first floor. Is that a one bedroom unit, is that correct?

Chairman Ely: What is the time frame on this assuming you get site plan approval in February?

Richard Smith: We are ready to go. We are waiting for you.

Chairman Ely: Not waiting on the Zoning Board of Appeals. This is a joint effort here.

Bill Grove: Hopefully we will get Zoning Board of Appeals approval next week and then be on the February schedule.

Chairman Ely: In February we will have the public hearing. You know how this goes Bill. We will take it from there. Okay. Thank you.

Bill Grove: You do not need preliminary approval tonight?

Chairman Ely: No. You do not need approval from us tonight.

Bill Grove: Okay. Perfect. Very good. Thank you. Good to see you guys again.

Site Plan Approval Application #2019-0009

Owner: Seneca Point Stone House LLC

Representative: Venezia & Associates

Property: 5737B Seneca Point Rd

Tax Map #: 178.07-1-17.200

Zoned: LR (Lake Residential)

Rocco Venezia: Hi, I am Rocco Venezia from Venezia Associates. We are here on behalf of the Swartout Family. They own the stone house. They are in the process of a tear down and rebuild on the stone house. They recently have gone through a realignment of the property. They actually sold off this northern parcel to Rob Sands and that helped Rob accommodate what he is doing there. In turn they ended up with this piece here that is now the stone house parcel to build on. We are proposing to build this one here. We do not need any variances. It fits the lot reasonably well. The lot coverage is okay. We think it is a good fit for the new parcel that was created. The septic is existing up in this field that was up here for this home. It is a pretty good sized home. We have been told by the health department and the watershed people that we should be able to use this system. We are still in the process of getting a letter to that affect. We are asking for approval. I think they already started tearing parts of the house down. They finished tearing it down and then will reconstruct the new home in the spring.

Chairman Ely: Do you have to get an eagle letter?

Rocco Venezia: From SEQR. We sent the information in at the time we applied and we have not heard back yet. I know you are copied in on it.

Chairman Ely: Same thing with archeology site. Did you have to get that as well?

Rocco Venezia: We have not seen that. We asked for that.

Diane Graham: They wanted additional information on archeology.

Rocco Venezia: We sent it.

Diane Graham: Okay.

Chairman Ely: Hopefully it will come in due course.

Rocco Venezia: Typically it takes 30 days and I think it has been around 20 days right now.

Chairman Ely: I am not super worried you will not get it.

Diane Graham: Did you say the Department of Health is looking at the septic system or the Canandaigua Watershed?

Rocco Venezia: Both.

Diane Graham: Okay.

Chairman Ely: Access to the property. Cars park right in front on the street, right?

Rocco Venezia: This parcel itself does not run on the street. No.

Chairman Ely: So how is the access?

Rocco Venezia: Property is through this driveway here.

Ann Jacobs: Is that a right of way?

Rocco Venezia: It is all family property. There is no right of way per se attached to it because it is family property.

Chairman Ely: So the property right below it is family property too?

Rocco Venezia: That is correct. There is a vacant piece here. The driveway comes in and goes down to this house and the driveway that services our house comes off here and goes over to the home.

Chairman Ely: It is all basically family owned.

Rocco Venezia: It is a little bit of a hodge-podge down there to be honest with you. It is not your perfect design subdivision down there. We are perpetuating something that has been there, but we are going to add a new home there. We need to come before you all for that.

Chairman Ely: That is part of its charm the hodge-podge I suppose, right in a way? The reason I ask this it may be very far down the road, but if the parcels got separated there could be a dispute about the right-of-way.

Rocco Venezia: I do not think there would be a dispute with this family.

Chairman Ely: I am saying if they sold it outside the family.

Rocco Venezia: Yeah. I think if they sold it outside the family I am sure there would be attorneys involved. If we asked to separate that out, we would have to get approval to do that.

Chairman Ely: Very good. Anyone else have questions here?

Matthew Sousa: I guess to that end, and Jim eluded to this, you have not explored any easements to formalize the right-of-way and access to that parcel?

Rocco Venezia: It is because they are family.

Matthew Sousa: Right. My only concern is if the property changes hands or if there is a family dispute. You never know. Access to a property via a town right-of-way would be ideal.

Rocco Venezia: If the Board felt it necessary, to protect the residents there.

Matthew Sousa: It is best management practices would have access to a Town right-of-way.

Rocco Venezia: I agree with that.

Matthew Sousa: It is something to consider.

Rocco Venezia: This is the way they want to do it.

Matthew Sousa: The fact that an easement would travel with the property in perpetuity would be more seamless for future proofing issues.

Chairman Ely: Matt has raised a very good point, one that I tried to raise earlier. I do not know if we would be insisting on it, just something to consider.

Matthew Sousa: It is just best practices.

Chairman Ely: Your attorney will say it is best practice.

Matthew Sousa: Right. I imagine so.

Rocco Venezia: I concur with that.

Bessie Tyrrell: You are moving an existing retaining wall, correct?

Rocco Venezia: Correct.

Bessie Tyrrell: Will you put another one up?

Rocco Venezia: I think just tearing out.

Bessie Tyrrell: Okay.

Rocco Venezia: We are just grading it back and getting rid of it. It is not in very good shape and they do not want to spend the money to replace it because there is no need to.

Bessie Tyrrell: Okay. Is there nothing much happening at the waterø edge?

Rocco Venezia: No.

Bessie Tyrrell: So there is no new docks?

Rocco Venezia: No new docks. Not at this time.

Chairman Ely: Is there an existing dock?

Rocco Venezia: There is no existing dock.

Chairman Ely: So we are not adding a new dock?

Rocco Venezia: That is correct.

Chairman Ely: I noticed that County Planning stated that they were making no recommendation on this project. They do raise the question about onsite septic disposal, which you have already spoken to that, right?

Rocco Venezia: There is an existing septic system that we are in the process of reusing. Yes.

Chairman Ely: Proper storm water and erosion control?

Rocco Venezia: Yes. We have taken in the calculations that are showing up. It is very close. The state law says that you have to accommodate for additional storm runoff. We have very little showing. This is a little bit more runoff than what was there before.

Chairman Ely: Any other questions?

Ann Jacobs: You are saying a three bedroom. What is the bunkroom? Is that an additional bedroom?

Rocco Venezia: It is a bunk stacked. If you were to go by George Barden standards today, he would yes it is a bedroom.

Michael Staub: You are replacing an existing building, correct? You are tearing that down to put in the sewer? So this is a larger footprint than the original?

Rocco Venezia: It is close.

Michael Staub: So you are taking down some trees and putting in two covered porches over the existing so you are covering a lot of the soil. The storm drains you said you already have that mapped out?

Rocco Venezia: Correct. If you can look here, I will show you what I am talking about. This here is gone because it is Sands property. The existing footprint down here. I believe that this area that was there was much larger than what we are putting in now.

Michael Staub: Very good. It looked like you were taking out some trees here and putting in a couple of porches.

Rocco Venezia: This is the existing home here. See this line here.

Michael Staub: It says proposed house here.

Rocco Venezia: The shady area is the proposed house. So this line here is existing. It comes up like this and goes around and back down and around.

Michael Staub: So all this would be new then you're taking out some trees here?

Rocco Venezia: Correct.

Chairman Ely: A time table question. Assuming you have received final site plan approval at our next meeting, when would the project start and conclude? How long will it take?

Rocco Venezia: A year. It may go quicker. People ask me how long Sands will take. I said five years. I think I am going to miss it. I think it will be ten the way it is going.

Bessie Tyrrell: This triangular piece of property. Is that also owned by the family?

Rocco Venezia: Is it that piece you are talking about?

Bessie Tyrrell: No. So that is the piece you are talking about then there is a square piece and then there is a triangular piece here. That one right there.

Rocco Venezia: Yes. That is part of the family. That is where there dock is.

Bessie Tyrrell: Got it.

Chairman Ely: Any other questions? Okay. You do not have to get Zoning Board of Appeals approval?

Rocco Venezia: Correct.

Chairman Ely: So I am going to suggest that we schedule you for a public hearing in February.

Rocco Venezia: Okay.

Chairman Ely: We may have you repeat some of the things for the record, but essentially that I can highlight for you now.

Rocco Venezia: Hopefully we will have that SEQR letter and get our approval at that time.

Chairman Ely: You get the letter from the archeology people and we will be all set.

Rocco Venezia: Very good.

Chairman Ely: You already have the septic approval letter?

Rocco Venezia: Correct. You working on that Phil?

Phil Sommer: It was inspected by Zink. Can I ask you a question about the septic? They are using the existing septic.

Rocco Venezia: We are trying to, but I think Bill Grove has to help us a little with that.

Phil Sommer: I was talking to Jeff Baker. The only recommendation that Zink had was the pump station. He had the pump station is undersized and there is no high water level alarm installed.

Rocco Venezia: By the next meeting we will get that.

Chairman Ely: Diane Graham questioned about a realignment?

Rocco Venezia: Realignment?

Chairman Ely: The lot realignment.

Rocco Venezia: The lot realignment that we are filing now?

Phil Sommer: That is taken care of. They gave me the map that should have been given to us from somebody awhile back.

Chairman Ely: That is done.

Rocco Venezia: Somebody gave the wrong map, but tonight we gave Phil the correct map. He is going to give us a letter and we are going to file that before the next meeting.

Chairman Ely: Very good. So we will see you in February for the public hearing.

Rocco Venezia: Okay. Thank you very much. Have a nice evening.

Phil Sommer: Just a clarification on that lot alignment. They did have a letter, but the wrong map was given to us. So the reason the new letter has to go out it has to have the new survey map number on it. I am going to scan the letter over to Pat Venezia and they are going to take care of it.

Chairman Ely: Thank you.

Phil Sommer: We do have the septic system approval from Tyler Ohle for Richard Smith application.

Chairman Ely: Okay. Great.

Phil Sommer explained some of the obstacles with the Town Code for a special use multi-family dwelling to convert a residential property to a multi-family dwelling.

Old Business

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 informed board members that a few people have approached Phil Sommer about building large battery units to store back up energy for the grid in the Town.

A board member shared that in order to be more resilient large solar or wind facilities need to be able to distribute the energy to the grid when it needs it and the only way they can do that is through battery storage.

There was discussion about a revised 2019 New York State Energy Storage System Supplement, different types of batteries, inspections, screening, leakage, and fire protection.

Motion to Adjourn

Being no further business, Michael Staub made a motion to adjourn the meeting and it was seconded by Ann Jacobs. The motion was unanimously accepted and the meeting was adjourned at 8:13 p.m.

Respectfully submitted,



Diane Scholtz Graham
Board Assistant