



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

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## **Planning Board Zoom Meeting Agenda**

Wednesday, June 17, 2020

7:00 p.m.

Join Zoom Meeting <https://us02web.zoom.us/j/81103402516>

Meeting ID: 811 0340 2516 or dial 1 929 205 6099 (NY)

### **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 May 20, 2020 Planning Board Meeting Minutes

### **Old Business**

#### **Final Site Plan Approval Application 2020-0004 Public Hearing**

Owner: Gary B. Lawton and Susan G. Lawton

Representative: Venezia & Associates

Property: 5795 Seneca Point Rd

Tax Map #: 178.07-1-13.100

Zoned: LR (Lake Residential)

Proposing a local law on events

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

### **New Business**

### **Other**

### **Motion to Adjourn**

## **Town of South Bristol Planning Board Meeting Minutes Wednesday, June 17, 2020**

**Present:** Mary Ann Bachman  
James Ely  
Ralph Endres  
Ann Jacobs  
Sam Seymour  
Matthew Sousa  
Michael Staub  
Bessie Tyrrell

**Excused:** Ann Marie Rotter

**Guests:** Rocco Venezia  
Gary Lawton  
Rick Dorschel  
Alexander Williams  
Sandy Williams  
Phil Sommer

### **Call to Order**

The Zoom meeting of the Town of South Bristol Planning Board was called to order at 7:00 pm. All board members were present except for Ann Marie Rotter.

The Pledge of Allegiance was considered as being read.

### **Reading of Vision Statement**

Mary Ann Bachman read the Comprehensive Plan Vision Statement.

### **Minutes**

Chairman Ely called for a motion to approve the May 20, 2020 meeting minutes as written. Michael Staub made said motion, which was seconded by Mary Ann Bachman. The motion was unanimously accepted by all board members present.

### **Old Business**

#### **Final Site Plan Approval Application #2020-0004 Public Hearing**

Owner: Gary B. Lawton and Susan G. Lawton

Representative: Venezia & Associates

Property: 5795 Seneca Point Rd

Tax Map #: 178.07-1-13.100

Zoned: LR (Lake Residential)

The public hearing was opened.

**Legal Notice**  
**Notice of Public Hearing**

Please take notice that the Town of South Bristol Planning Board will hold a public hearing on the following application:

Application #2020-0004 for property owned by Gary B. and Susan G. Lawton located at 5795 Seneca Point Road, Tax Map 178.07-1-13.100. Applicant/owners are looking for site plan approval for reconfiguration of an existing dock by removing 40 square feet and adding a 147 square feet addition for a total dock area after addition of 687 square feet.

Said hearing will take place on the 17th day of June, 2020 by joining Zoom Meeting <https://us02web.zoom.us/j/81103402516> Meeting ID: 811 0340 2516 or dial 1 929 205 6099 (NY) beginning at 7:00 pm.

All interested parties may join the Zoom meeting and/or provide written comments prior to the meeting.

Diane Scholtz Graham, Board Assistant

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Chairman Ely: Will the applicant or applicant's representative like to refresh our recollection as to this project and discuss any changes since the preliminary hearing?

Rocco Venezia: I am Rocco Venezia the engineer/surveyor on the project. I see Gary is on too. What we are asking for is some additional square footage on our dock. We are within the UDML constraint so we are good there. We are going to put a roof over the top of the boat house. If you look in the upper right hand corner drawing it shows a cross section of that. We are proposing to add I believe it is 147 square feet. We are subtracting a little bit from the existing dock and then we have the main walkway. We have pretty much centered this dock between the offset lines. We are not considered close to either side. The center of the whole structure is almost dead center on the property. We are well within all the rules.

Chairman Ely: Fine. Anything you want to add to that Rocco?

Rocco Venezia: Not that I can think of.

Chairman Ely: Okay. Did you make any changes since the preliminary hearing?

Rocco Venezia: Not since the preliminary. No.

Chairman Ely: Thank you. Board members do you have any questions for Rocco or Mr. Lawton? Diane, did we receive any written comments?

Diane Graham: I just received two requests one in person and one by email and I gave them the site plan. One had no comment and the other one replied, "Thank you very much." That was it.

Chairman Ely: Is there anyone in our Zoom audience who would like to speak to this application?

Diane Graham: You will have to unmute yourself. Alexander Williams, Sandy Williams, and Rick Dorschel are in the meeting. Does anyone want to speak? Now is your time.

Chairman Ely: If nobody wishes to speak, let me suggest that we close the public hearing.

The public hearing closed at 7:06 pm.

Chairman Ely: County Planning referral is not required in this case because they do not review docks. Septic system approval is not required because there is no facilities, is that correct Rocco?

Rocco Venezia: That is correct.

Chairman Ely: Thank you. We do have a determination letter that there is no archeological impact. There is no active farm in the area. Unless Board members have questions we can turn to the SEQR.

I move that this Board declare SEQR to be a Type II action requiring no further determination, that I be directed to answer questions 1-11 no or small impact and to sign the SEQR form on behalf of the Board.

A motion was made by James Ely and said motion was seconded by Bessie Tyrrell.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, A. Jacobs, S. Seymour, M. Staub, B. Tyrrell  
Nays: 0

Motion carried.

Findings:

1. The proposed project is consistent with the comprehensive plan.
2. The proposed project is consistent with the zoning district in which the project is located.
3. The proposed project will not have an adverse impact on the physical or environmental conditions of the district.
4. The proposed project will not adversely affect the character of the neighborhood.
5. The proposed project complies with the Docking and Mooring Law.

A motion was made by James Ely to approve findings 1-5 and said motion was seconded by Michael Staub.

All in favor.

Town of South Bristol Planning Board Meeting Minutes 6/17/2020 Approved

Ayes: 7, M. Bachman, J. Ely, R. Endres, A. Jacobs, S. Seymour, M. Staub, B. Tyrrell

Nays: 0

Motion carried.

A motion was made by Bessie Tyrrell to grant both preliminary and final site plan approval to application #2020-0004, 5795 Seneca Point Road, Gary B. & Susan G. Lawton and said motion was seconded by Michael Staub.

Roll Call Vote of the Board:

Mary Ann Bachman – Aye

James Ely – Aye

Ralph Endres – Aye

Ann Jacobs – Aye

Sam Seymour – Aye

Michael Staub – Aye

Bessie Tyrrell – Aye

Motion carried.

**Other**

This Board should be back in the Town Hall for the July 15 meeting.

Reminder to the Board about completing the Town's Policy read and sign on Discrimination and Harassment by July 1<sup>st</sup>.

The New York State Policy on Discrimination and Harassment reminder email will come out in the third quarter and the required four hours of annual training are to be completed by the end of the year.

**Motion to Adjourn**

Being no further business, Ann Jacobs made a motion to adjourn the meeting and it was seconded by Michael Staub. The motion was unanimously accepted and the meeting was adjourned at 7:14 pm.

Respectfully submitted,



Diane Scholtz Graham  
Board Assistant