



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

Updated Planning Board Short-Term Rental Meeting Agenda

Wednesday, September 30, 2020

7:00 p.m.

Meeting at the Town Hall with face masks and social distancing

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

Old Business

New Business

Short-Term Rental Application #2020-0017 (Preliminary)

Owners: Marc M. McStay
Representative: Jane McStay, POA
Property: 6993 Coye Point Drive
Tax Map #: 191.17-1-25.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 4

Short-Term Rental Application #2020-0018 (Preliminary)

Owners: Duane S. Cera & Diane M. Cera
Representative: Duane & Diane Cera
Property: 164 Cliffside Drive
Tax Map #: 168.16-1-3.164
Zoned: PD (Planned Development)
Sleeping Occupancy: 4

Short-Term Rental Application #2020-0019 (Preliminary)

Owners: Benjamin R. Swett & Walter E. Swett
Representative: Al Voss
Property: 6939 Granger Point Drive
Tax Map #: 191.13-1-5.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 6

Short-Term Rental Application #2020-0020 (Preliminary)

Owners: Thomas D. Dessauer & Katherine M. Dessauer
Representative: Thomas J. Dessauer, POA for Thomas D. Dessauer
Property: 6317 Old Post Road
Tax Map #: 185.10-1-8.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 7-8

Short-Term Rental Application #2020-0021 (Preliminary)

Owners: HawksPro Vacations LLC
Representative: Thomas Hawks II
Property: 6204 Stemple Hill Road
Tax Map #: 185.00-1-70.200
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 4

Short-Term Rental Application #2020-0022 (Preliminary)

Owners: Alexander C. & Mindy W. Sutherland
Representative: Finger Lakes Premier Properties
Property: 128 Cliffside Drive
Tax Map #: 168.16-1-3.128
Zoned: PD (Planned Development)
Sleeping Occupancy: 4

Other

Motion to Adjourn

**Town of South Bristol Planning Board
Short-Term Rental Meeting Minutes
Wednesday, September 30, 2020**

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

Excused: Ann Jacobs

Absent: Ann Marie Rotter

Guests: Diane Cera
Mindy & Alec Sutherland
Jane McStay
Tom Hawks II
Tom Dessauer Jr.
Ben Swett
Al Voss
Phil Sommer

Call to Order

The 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 Jacobs and Ann Marie Rotter.

Reading of Vision Statement

Michael Staub read the Comprehensive Plan Vision Statement.

New Business

Short-Term Rental Application #2020-0017 (Preliminary)

Owners: Marc M. McStay
Representative: Jane McStay, POA
Property: 6993 Coye Point Drive
Tax Map #: 191.17-1-25.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 4

- Different renters every week
- Rental period is the end of May to November 1

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- Looking for longer term of four to five days minimum night stay next year due to cleaning turnaround
- There is on-site parking for three cars

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on October 14th, and the motion was seconded by Michael Staub.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0018 (Preliminary)

Owners: Duane S. Cera & Diane M. Cera
Representative: Duane & Diane Cera
Property: 164 Cliffside Drive
Tax Map #: 168.16-1-3.164
Zoned: PD (Planned Development)
Sleeping Occupancy: 4

- Property not rented yet. Planning to rent in summer and fall of 2021
- A minimum of two nights stay

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on October 14th, and the motion was seconded by Michael Staub.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0019 (Preliminary)

Owners: Benjamin R. Swett & Walter E. Swett
Representative: Al Voss
Property: 6939 Granger Point Drive
Tax Map #: 191.13-1-5.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 6

- Sleeping occupancy is for 4-6 people with two bedrooms and a hide a bed
- Have been renting for about two years
- Rental is used 25% of the time to help afford in keeping it up year round
- Looking for respectful renters

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- A minimum of three to four nights stay with cleaning person pivotal
- Board member asked about CEO checklist missing checkmark on electrical box
 - CEO confirmed it was completed and should be checked
- A representative may be attending the final meeting/public hearing on owner's behalf

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on October 14th, and the motion was seconded by Ralph Endres.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0020 (Preliminary)

Owners: Thomas D. Dessauer & Katherine M. Dessauer
Representative: Thomas J. Dessauer, POA for Thomas D. Dessauer
Property: 6317 Old Post Road
Tax Map #: 185.10-1-8.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 7-8

- Rental period is April to October
- Recently had a couple renters
- A minimum of one week stay
- Sleeping occupancy is up to ten people
- There is on-site parking for seven cars

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on October 14th, and the motion was seconded by MaryAnn Bachman.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0021 (Preliminary)

Owners: HawksPro Vacations LLC
Representative: Thomas Hawks II
Property: 6204 Stemple Hill Road
Tax Map #: 185.00-1-70.200
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 4

- There have been 35 renters since started renting February 7
- Rental period will be ten to twelve months
- A minimum of two nights stay

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- Sleeping occupancy is four
 - One bedroom, one futon
 - Looking for two people to rent
- Owner advertised
 - People who are renting come from Rochester, Buffalo, Pennsylvania and Connecticut
- Super host with a rating of 4.97 out of 5
 - The reason the rental did not get a rating of 5 out of 5 was that the website pictures did not show renters their view of his house next door

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on October 14th, and the motion was seconded by MaryAnn Bachman.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0022 (Preliminary)

Owners: Alexander C. & Mindy W. Sutherland
Representative: Finger Lakes Premier Properties
Property: 128 Cliffside Drive
Tax Map #: 168.16-1-3.128
Zoned: PD (Planned Development)
Sleeping Occupancy: 4

- Have been renting for 27 years
- Rental period is May to October 13
- Finger Lakes Premier Properties managing year round
- A minimum of two-three nights stay
 - Mostly having weekly
- Sleep occupancy is four
 - Two bedrooms
- Consistent rentals more than usual

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on October 14th, and the motion was seconded by Bessie Tyrrell.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Other


The Board had a discussion about when to hold the next Short-Term Rental meeting. The Board decided to combine review of short-term rentals applications into their regular meeting agenda starting December 9. Short-Term Rentals will start at 6:30 pm and the other site plan review applications will follow thereafter.

There was a discussion about the protocol for board members to attend, participate and vote in board meetings/public hearings via Zoom when out-of-state. Matthew Sousa will look into it and report back.

Motion to Adjourn

Being no further business, James Ely 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 7:52 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Diane S. Graham".

Diane Scholtz Graham
Board Assistant