



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

Planning Board Meeting Agenda (Updated 12/3/2020)

Hybrid meeting in-person and via Zoom (listening only)

Wednesday, December 9, 2020

Short-Term Rentals will start at 6:30 pm with the regular meeting to follow

Please contact the Board Assistant before the meeting if neighbors would like to attend in-person (space is limited). Written comments are encouraged and will be read at the meeting.

If you want to have a better online listening experience, please use headphones (earbuds). All online microphones will be on mute.

Join Zoom Meeting (listening only)

<https://us02web.zoom.us/j/89674638679?pwd=OW16UVU3b1NhZlp3cS93dUs0YUR0QT09>

or Dial 1.929.205.6099 (New York)

Zoom Meeting ID: 896 7463 8679 Password: 396068

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 August 19, 2020, September 16, 2020, October 14, 2020, and October 21, 2020
Planning Board Meeting Minutes

Short-Term Rental Old Business

Short-Term Rental Application #2020-0024 (Public Hearing)

Owner: Thomas Y. Hobart & Dorothy A. Hobart
Representative: Finger Lakes Premier Properties
Property: 115 Cliffside Drive
Tax Map #: 168.16-1-4.115
Zoned: PD (Planned Development)
Sleeping Occupancy: 8

Short-Term Rental Application #2020-0025 (Public Hearing)

Owner: Lawrence Creatura & Katherine Creatura
Representative: Lawrence Creatura
Property: 5741 St Rt 64
Tax Map #: 167.00-1-26.200
Zoned: NC (Neighborhood Commercial)
Sleeping Occupancy: 12

Short-Term Rental Application #2020-0026 (Public Hearing)

Owner: Marc B. Peters
Representative: Janice E. Shannon
Property: 7025 Longview Drive
Tax Map #: 194.00-1-11.100
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 6

Short-Term Rental Application #2020-0027 (Public Hearing)

Owner: Julian Rodriguez & Lindsey Rodriguez
Representative: Rod Gennocro
Property: 7 Cliffside Drive
Tax Map #: 168.16-1-9.007
Zoned: PD (Planned Development)
Sleeping Occupancy: 6

Short-Term Rental Application #2020-0028 (Public Hearing)

Owner: Julian Rodriguez & Lindsey M. Rodriguez
Representative: Rod Gennocro
Property: 10 Spyglass Hill
Tax Map #: 168.19-1-7.000
Zoned: PD (Planned Development)
Sleeping Occupancy: 10

Short-Term Rental Application #2020-0031 (Public Hearing)

Owner: The Andrew Hillary Family Trust
Representative: Linda Maltese
Property: 6804 St Rt 21
Tax Map #: 190.00-2-33.120
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 10

Short-Term Rental Application #2020-0032 (Public Hearing)

Owner: Cabin Couture LLC
Representative: Jyoti Nemani
Property: 5601 St Rt 64
Tax Map #: 167.00-1-49.120
Zoned: NC (Neighborhood Commercial)
Sleeping Occupancy: Unit A = 2, Unit B = 6, Unit C = 6

Short-Term Rental Application #2020-0033 (Public Hearing)

Owner: Daniel W. Macaluso
Representative: David Catarinacci
Property: 6870 Co Rd 12
Tax Map #: 190.00-2-10.100
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 4

Short-Term Rental New Business

Short-Term Rental Application #2020-0034 (Preliminary)

Owner: Lucky 4 Us LLC
Representative: David Walker
Property: 45 Cliffside Drive
Tax Map #: 168.16-1-6.045
Zoned: PD (Planned Development)
Sleeping Occupancy: 6

Short-Term Rental Application #2020-0035 (Preliminary)

Owner: Annie Brink & Gary Brink
Representative: Annie & Gary Brink
Property: 5864 Eagles Nest Drive
Tax Map #: 178.00-1-21.000
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 6

Short-Term Rental Application #2020-0039 (Preliminary)

Owner: 115 Grant JC LLC
Representative: Marcus Franz
Property: 7077 St Rt 21
Tax Map #: 195.05-1-14.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 6

Short-Term Rental Application #2020-0040 (Preliminary)

Owner: Jordan Lack and Tamar Kopel
Representative: Finger Lakes Premier Properties
Property: 24 Golfside Circle
Tax Map #: 168.15-1-29.240
Zoned: PD (Planned Development)
Sleeping Occupancy: 6

Regular Old Business

Final Site Plan Approval Application #2020-0015 (Public Hearing)

Owner: James M. Boucher & Maria C. Boucher
Representative: Venezia & Associates
Property: 5407 Seneca Hill Drive
Tax Map #: 168.12-1-8.000
Zoned: R3 (Residential 3 Acre)

Final Site Plan Approval Application #2020-0023 (Public Hearing)

Owner: Karen E. & Matthew T. Bertino Living Trust
Representative: Venezia & Associates
Property: 7040 St Rt 21
Tax Map #: 195.05-1-1.200
Zoned: R3 (Residential 3 Acre)

Final Site Plan Approval Application #2020-0030 (Public Hearing)

Owner: Richard H. Hawks, Jr.
Representative: Stephen Reed
Property: 6483 Cooks Point Drive
Tax Map #: 185.14-1-6.110
Zoned: LR (Lake Residential)

Proposing a local law on events

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

Regular New Business

Preliminary Site Plan Approval Application #2020-0038

Owner: Ayers Funding LLC
Representative: Mark Bayer
Property: Storm Haven Drive
Tax Map #: 168.12-1-1.005 through 168.12-1-1.010
168.12-1-1.012 through 168.12-1-1.014
Zoned: R3 (Residential 3 Acre)

Other

Motion to Adjourn

Town of South Bristol Planning Board Meeting Minutes Wednesday, December 9, 2020

Present: Mary Ann Bachman
James Ely
Ralph Endres
Ann Jacobs (Attended via Zoom)
Ann Marie Rotter
Sam Seymour
Matthew Sousa
Michael Staub
Bessie Tyrrell

Guests: Anthony Venezia
Cathy & Jeremy Fields
Stephen Reed
Richard Hawks
Mark Bayer
Joshua Raymor
Ashley Champion
David Walker
Marcus Franz
Rod Gennocro
Lawrence Creatura
Linda Maltese
Jyoti Nemani
Janice Shannon
David Catarinacci
Gary & Annie Brink
Stephen Cowley
Phil Sommer

Call to Order

The meeting of the Town of South Bristol Planning Board was called to order at 6:30 pm. All board members were present.

Reading of Vision Statement

Bessie Tyrrell read the Comprehensive Plan Vision Statement.

Minutes

Chairman Ely called for a motion to approve the August 19, 2020 meeting minutes as written. Michael Staub made said motion and said motion was seconded by Mary Ann Bachman. The motion was unanimously accepted by all board members present.

Short-Term Rental Old Business

Legal Notice of Public Hearing

Please take notice that the Town of South Bristol Planning Board will hold a public hearing on the following applications where the applicant/owners are seeking a short-term rental operating permit:

Short-Term Rental Application #2020-0024 for property owned by Thomas Y. Hobart and Dorothy A. Hobart located at 115 Cliffside Drive, Tax Map #168.16-1-4.115;

Short-Term Rental Application #2020-0025 for property owned by Lawrence Creatura and Katherine Creatura located at 5741 State Route 64, Tax Map #167.00-1-26.200;

Short-Term Rental Application #2020-0026 for property owned by Marc B. Peters located at 7025 Longview Drive, Tax Map #194.00-1-11.100;

Short-Term Rental Application #2020-0027 for property owned by Julian Rodriguez and Lindsey Rodriguez located at 7 Cliffside Drive, Tax Map #168.16-1-9.007;

Short-Term Rental Application #2020-0028 for property owned by Julian Rodriguez and Lindsey M. Rodriguez located at 10 Spyglass Hill, Tax Map #168.19-1-7.000;

Short-Term Rental Application #2020-0031 for property owned by The Andrew Hillery Family Trust located at 6804 State Route 21, Tax Map #190.00-2-33.120;

Short-Term Rental Application #2020-0032 for property owned by Cabin Couture LLC located at 5601 State Route 64, Tax Map #167.00-1-49.120;

Short-Term Rental Application #2020-0033 for property owned by Daniel W. Macaluso located at 6870 County Road 12, Tax Map #190.00-2-10.100.

Said hearing will take place on the 9th day of December, 2020 beginning at 6:30 pm at the South Bristol Town Hall, 6500 West Gannett Hill Road, Naples, NY 14512.

All interested parties may provide written comments, appear in person or by representative.

Diane Scholtz Graham
Board Assistant
No 18
93177

The public hearings were declared open.

Short-Term Rental Application #2020-0024 (Public Hearing)

Owner: Thomas Y. Hobart & Dorothy A. Hobart
Representative: Finger Lakes Premier Properties
Property: 115 Cliffside Drive
Tax Map #: 168.16-1-4.115
Zoned: PD (Planned Development)
Sleeping Occupancy: 8

Chairman Ely: I understand that the Hobarts will not be here tonight, but they have a representative.

Phil Sommer: Here is my permission slip.

Chairman Ely: This is our very own code officer Phil Sommer who has written permission from the Hobarts to represent them tonight.

Phil Sommer: Good evening. My name is Phil Sommer. I was asked by Dorothy and Thomas to represent them tonight. Thomas was not feeling well. They live in Buffalo and with the weather they did not want to travel and I said yes, no problems. The only thing I ask is be gentle on me.

Chairman Ely: We have discussed this application at our previous meeting. Let me ask if there is anybody in the room who wishes to speak to this application.

Diane Graham: Let me ask those in the hallway. There is nobody who wishes to speak on this application.

Chairman Ely: Diane, have we received any written or verbal communications in connection with this application?

Diane Graham: No.

Chairman Ely: Thank you. If there is nothing further, I will then make a motion based on a review of application #2020-0024 and the testimony presented at the Planning Board meeting on October 14, 2020 and public hearing on December 9, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner, said motion was seconded by Ralph Endres.

All in favor.

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

Nays: 0

Motion carried.

Short-Term Rental Application #2020-0025 (Public Hearing)

Owner: Lawrence Creatura & Katherine Creatura

Representative: Lawrence Creatura

Property: 5741 St Rt 64

Tax Map #: 167.00-1-26.200

Zoned: NC (Neighborhood Commercial)

Sleeping Occupancy: 12

Chairman Ely: Please introduce yourself briefly.

Lawrence Creatura: I am Lawrence Creatura.

Chairman Ely: You were here with us at our last meeting, right?

Lawrence Creatura: Yes, sir.

Chairman Ely: Thank you. Does anybody in the room or in the hall wish to speak to this application?

Diane Graham: There is nobody in the hall who wishes to speak on this application.

Chairman Ely: Diane, have we received any written or verbal communications in connection with this application?

Diane Graham: No.

Chairman Ely: Thank you.

Michael Staub: I had a note in here that smoke detectors had to be added.

Phil Sommer: They were done.

Michael Staub: Okay. Thank you.

Phil Sommer: I have pictures that Lawrence sent me.

Chairman Ely: Smoke detectors are in.

James Ely made a motion based on a review of application #2020-0025 and the testimony presented at the Planning Board meeting on October 14, 2020 and public hearing on December 9, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner, said motion was seconded by Michael Staub.

All in favor.

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

Nays: 0

Motion carried.

Short-Term Rental Application #2020-0026 (Public Hearing)

Owner: Marc B. Peters
Representative: Janice E. Shannon
Property: 7025 Longview Drive
Tax Map #: 194.00-1-11.100
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 6

Janice Shannon: I am Janice Shannon. Marc's Power of Attorney.

Chairman Ely: Thank you Janice. Nice to have you with us again. We had discussed this application you will recall at our previous meeting.

Janice Shannon: Yes.

Chairman Ely: Is there anybody in the audience who wishes to speak to this application?

Diane Graham: There is nobody who wishes to speak on this application.

Chairman Ely: Now I was going to ask Diane if we had written or verbal communications. I know for a fact that we have had two written communications. They have been circulated to the Board and I think they have been furnished to the applicant.

Janice Shannon: Yes.

Chairman Ely: Do you wish to speak to the substance of those applications?

Janice Shannon: Yes. I have received Mr. Golisano's letter yesterday and I talked with him today. He had some questions in there that I was able to answer that the Town would not have as in how many people we allow at the rental, which is a maximum of six. He asked me several of the questions we went over. He has no complaint. He has been there ten years and he really has no complaint. He had questions about use of snowmobile and ATV which we will gladly add to our ads saying no snowmobiles and ATVs, but there is no property. There is six and a half acres. That has never been an issue. The only person that does have a snowmobile is Dave who lives down that steep driveway. He parks up by our driveway when he is here visiting because he cannot get his car down the driveway. We do not have snowmobiles. It is not part of the rental. Somebody had a question about fireworks, which we never had any, but I will gladly put in our book that New York State does not allow fireworks. We never had any complaints. We checked in all the time with the Yeaples' who are right across the road. Marc has owned the property sixteen years and it has been a rental a lot of the time and we never had any issues. We got rid of a hot tub that we originally had before this because we felt that promoted night time behavior or more partying. There is no fire pit. There is nothing that would be evening activity and like I said we never any complaints from the neighbors who live on the road.

Chairman Ely: You mentioned snowmobiles. Please refresh my recollection. Do you have winter rentals or is primarily seasonal?

Janice Shannon: We have a few winter rentals. We have the snowplow guy on a regular basis, but we have had a few skiers. The skiers like to stay closer to Bristol Mountain.

Chairman Ely: Anybody have questions about Mr. Golisano's letter or should we move on to the next letter?

Michael Staub: We had some questions last time about parking. There was a question whether eight was the maximum or not. Since six people is the maximum.

Janice Shannon: Six is the maximum. There are four beds, but the maximum allowance is six. It says right on the website. No events. No large gatherings. No nothing. With COVID this year we had several people that wanted to have twenty people. No. It is just not an option and never has been.

Michael Staub: Thank you.

Diane Graham: Did she answer your question on parking?

Michael Staub: We had a question whether it was eight or six. She clarified that to six so the parking should be no problem.

Janice Shannon: I think you have an aerial view.

Michael Staub: I looked at that. It looks like you have enough room for six. That was my concern. Thank you.

Chairman Ely: I have one other question to discuss and that was a rather long letter we received from another neighbor, Mr. and Mrs. Isselhand. Can you speak to that letter?

Janice Shannon: I read it. I got it just this afternoon on my way down here, but has questions about insurance, being a private road and vehicles. We have already addressed that there is more than enough parking even if six people drove six vehicles there is enough parking. No one has ever parked on the road on the side. His other question was about insurance. I called the insurance company that knows we are a short-term rental. She said a car on a private road is just like being in a parking lot. My mother ran into my niece's car once that was in their driveway so it is between vehicles. That was what I got mostly from this. I had to read in the car.

Mary Ann Bachman: It came about 2:00 pm in the afternoon.

Chairman Ely: It came in late and it was long. He raised a number of issues that basically were legal issues. I have mentioned before that I had just received communication from the Town Counsel. This Board cannot answer legal questions. The neighbor can call their own attorney if they want to have legal advice, but we cannot give legal advice. They also expressed surprise that what they call a commercial enterprise in a residential district. Well, we have rentals in residential districts, have now and for years. That is not a news flash.

Janice Shannon: Right. I did the figures. The current company we rent with we have been with them 1,287 days and the number of nights rented were 307. That is less than a quarter percent of the year. His concern about parties and everything else like I said are in communication with either my brother or myself at all times. We did let one couple get married Memorial Day. It was them, the minister and the

photographer. They sent us the pictures and showed us. That was okay. We had several other calls. It is just not an option.

Chairman Ely: I appreciate it. One last question and then Board members may have questions too. This communication from Mr. Isselhand also raised questions road maintenance. Is there a maintenance agreement among people on the private road?

Janice Shannon: There is. I tried to look up the last time Guy Rogers was there. I think it was eight to ten years ago that he came and the residents split it, but since then when Marc did his building he came with his own tractor and stone and the filled them. This gentlemen I have never met him. I have not seen a person at this vacant lot. He does not even have a driveway. He has a culvert pipe and that is all he has. So Marc has put stone in three different times just because he had builders there when he rebuilt the house. Mr. Woodlief Thomas, right or Thomas Woodlief? He is at the end of the road. He had a lot of construction and had someone to put stone in. It has been ten years. It is a loose agreement. We do split the plowing of the road between the residents.

Mary Ann Bachman: When you plow for renters, is the entire private road plowed?

Janice Shannon: The whole private road is always plowed because several of the residents live there and we all split that. Then I have the house done separately. That has always been split.

Chairman Ely: Do I understand that the Isselhands' do not actually live on the property?

Janice Shannon: There is nothing there. It is vacant lot between Tom Pawluk's and then there is a long driveway that goes down in there. You cannot see from Longview Drive. Then it is Marc's property. I have not met them in sixteen years.

Chairman Ely: Thank you. Any of the Board members have questions?

Mary Ann Bachman: Do you manage the property?

Janice Shannon: Yes. My brother comes and my mom is ninety so he comes for a month or two at a time a couple times a year.

James Ely made a motion based on a review of application #2020-0026 and the testimony presented at the Planning Board meeting on October 14, 2020 and public hearing on December 9, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner, said motion was seconded by Michael Staub.

All in favor.

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

Nays: 0

Motion carried.

Chairman Ely: The two neighbor's comments will be an appendix to the minutes. This was in lieu of reading them into the record. I thought it much more efficient to circulate them to all the interested parties that would take time reading them. They would be available to any interested person.

Short-Term Rental Application #2020-0027 (Public Hearing)

Owner: Julian Rodriguez & Lindsey Rodriguez

Representative: Rod Gennocro

Property: 7 Cliffside Drive

Tax Map #: 168.16-1-9.007

Zoned: PD (Planned Development)

Sleeping Occupancy: 6

Chairman Ely: Reintroduce yourself, if you would, for the record.

Rod Gennocro: I am Rod Gennocro.

Chairman Ely: You are going to represent actually the Rodriguez two properties, is that right?

Rod Gennocro: Correct.

Chairman Ely: You were before us at our last meeting.

Rod Gennocro: Yes, sir.

Chairman Ely: Does any Board members have further questions? Does anybody in the room wish to speak to this application?

Diane Graham: There is nobody in the hall who wishes to speak on this application.

Chairman Ely: Diane, have we received any written or verbal communication in connection with 0027?

Diane Graham: No.

James Ely made a motion based on a review of application #2020-0027 and the testimony presented at the Planning Board meeting on October 14, 2020 and public hearing on December 9, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner, said motion was seconded by Ralph Endres.

All in favor.

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

Nays: 0

Motion carried.

Short-Term Rental Application #2020-0028 (Public Hearing)

Owner: Julian Rodriguez & Lindsey M. Rodriguez

Representative: Rod Gennocro

Property: 10 Spyglass Hill

Tax Map #: 168.19-1-7.000

Zoned: PD (Planned Development)

Sleeping Occupancy: 10

Chairman Ely: Does any Board members have further questions? Does anybody in the room wish to speak to this application?

Diane Graham: There is nobody in the hall who wishes to speak on this application.

Ralph Endres: On 10 Spyglass I see the occupancy is ten. How many parking spots do they have?

Rod Gennocro: There is six up front on lower Spyglass and there is one space up top so seven total.

Ralph Endres: Okay.

Chairman Ely: Diane, have we received any written or verbal communication in connection?

Diane Graham: No.

James Ely made a motion based on a review of application #2020-0028 and the testimony presented at the Planning Board meeting on October 14, 2020 and public hearing on December 9, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner, said motion was seconded by Michael Staub.

All in favor.

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

Nays: 0

Motion carried.

Short-Term Rental Application #2020-0031 (Public Hearing)

Owner: The Andrew Hillary Family Trust

Representative: Linda Maltese

Property: 6804 St Rt 21

Tax Map #: 190.00-2-33.120

Zoned: R3 (Residential 3 Acre)

Sleeping Occupancy: 10

Chairman Ely: Please introduce yourself again for the record.

Linda Maltese: Yes. Hi, I am Linda Maltese. I am the representative for the Andrew Hillary Trust.

Chairman Ely: Fine. Thank you. I know you were with us at our last meeting. Board members have any questions for Linda? Does anybody in the room wish to speak to this application?

Diane Graham: There is nobody in the hall who wishes to speak on this application.

Chairman Ely: We have received one written communication. I think it has been circulated to you, Linda.

Linda Maltese: Yes. It was sent to me today.

Chairman Ely: Do you care to speak to that?

Linda Maltese: I was very sorry to hear about it. I felt badly that there was a nuisance to the neighbors. We do everything we can to make sure parties would not be held. I have copies if you are interested of a statement of VRBO absolutely no parties. We have a contract that has to be accepted by the guests again stating no parties. No large gatherings. The house and property are limited to the amount of people we contract with that will be at the house. It is very unfortunate that happened. I would do anything we can to make it not happen again. We often times can go to the house at some point in time during the guest stay just to get a read on things. Make sure there are not extra guests staying there. Checking in to get to know them a little bit. My sister will be moving up in about a year. At that point and time the house will be her permanent residence. We are looking at about a year maybe two at the most that will rented.

Chairman Ely: At that point it will be removed from the rental housing market?

Linda Maltese: Correct.

Chairman Ely: The letter asked that you not rent to bachelor parties. It does not sound like that is your plan anyway.

Linda Maltese: If anybody asks about having a party at the house, we say absolutely not. Unless it was a one time or couple times we would have a group of five women having a birthday party, which is absolutely fine. Beyond that we completely do not allow parties. However, that is not to say that people don't always follow the rules.

Chairman Ely: I understand that. I understand enforcement can be an issue. You understand, of course, that if we have complaints about violations, there is procedures that this Board could follow. Even revocation of the permit if we had to. Hopefully this was a one-time incident.

Linda Maltese: I hope so. I truly do.

Chairman Ely: I know you try to screen your guests.

Mary Ann Bachman: If a neighbor has a complaint, are you the contact person?

Linda Maltese: Yes I am.

Mary Ann Bachman: You would follow up by going to the property?

Linda Maltese: Absolutely. Yes. We really only have one close neighbor and we have not had any complaints from her. Apparently, this one is a fair distance from our house. I would offer to have anybody who wanted to have our phone number to have it available so that they could call us. I would be happy to address the party as it occurs. Our house sits up high on a hill. Water carries sound as you know. The lake is out there carrying it to other houses. It is surprising that it carried that distance. I do not know how to address that with it being such a distance.

Chairman Ely: Any other questions?

James Ely made a motion based on a review of application #2020-0031 and the testimony presented at the Planning Board meeting on October 14, 2020 and public hearing on December 9, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner, said motion was seconded by Mary Ann Bachman.

All in favor.

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

Motion carried.

Chairman Ely: I will request that Diane attach the letter from Mr. Gordon simply as an appendix to the minutes so it will be part of the record.

Short-Term Rental Application #2020-0032 (Public Hearing)

Owner: Cabin Couture LLC
Representative: Jyoti Nemani
Property: 5601 St Rt 64
Tax Map #: 167.00-1-49.120
Zoned: NC (Neighborhood Commercial)
Sleeping Occupancy: Unit A = 2, Unit B = 6, Unit C = 6

Jyoti Nemani: I am Jyoti Nemani and own Cabin Couture.

Chairman Ely: I remember you were here at our last meeting. I appreciate you reintroducing yourself. Do we have any questions for the applicant from the Board members? Does anybody in the room wish to speak to this application?

Diane Graham: There is nobody in the hall who wishes to speak on this application.

Chairman Ely: Diane, have we received any written or verbal communication in connection?

Diane Graham: No.

James Ely made a motion based on a review of application #2020-0032 and the testimony presented at the Planning Board meeting on October 14, 2020 and public hearing on December 9, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner, said motion was seconded by Michael Staub.

All in favor.

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

Motion carried.

Short-Term Rental Application #2020-0033 (Public Hearing)

Owner: Daniel W. Macaluso
Representative: David Catarinacci
Property: 6870 Co Rd 12
Tax Map #: 190.00-2-10.100
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 4

Chairman Ely: Please introduce yourself for the record please.

David Catarinacci: David Catari at 6870 Co Rd 12.

Chairman Ely: You are representing?

David Catarinacci: Daniel Macaluso.

Chairman Ely: Do Board members have any questions? Does anybody in the room wish to speak to this application?

Chairman Ely: Diane, have we received any written or verbal communication in connection?

Diane Graham: No.

James Ely made a motion based on a review of application #2020-0033 and the testimony presented at the Planning Board meeting on October 14, 2020 and public hearing on December 9, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner, said motion was seconded by Mary Ann Bachman.

All in favor.

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

Motion carried.

The public hearings were declared closed.

Short-Term Rental New Business

Short-Term Rental Application #2020-0034 (Preliminary)

Owner: Lucky 4 Us LLC
Representative: David Walker
Property: 45 Cliffside Drive
Tax Map #: 168.16-1-6.045
Zoned: PD (Planned Development)
Sleeping Occupancy: 6

Chairman Ely: Please introduce yourself for the record.

David Walker: I am David Walker.

Chairman Ely: And you are..?

David Walker: One of the representatives of the Lucky 4 Us LLC.

Chairman Ely: One Cliffside Drive?

David Walker: Yes.

Chairman Ely: Do you rent for short or long periods of time, a week, a couple of days, a month.

David Walker: We rent for whatever folks want to rent for so we will do a short two day or we will do a longer term depending on what they wanted.

Chairman Ely: Would two days be your minimum typically?

David Walker: Yes.

Chairman Ely: Is the rental year round or largely seasonal?

David Walker: It is year round. We get some skiers. We get once and a while some folks that come up in the spring, but generally speaking it starts to pick up around Memorial Day. This year because of the circumstances its run right into November.

Chairman Ely: Okay. I am just curious. Where do the renters come from geographically? Are they local?

David Walker: We have renters from Toronto. We have had renters from Ohio. We feel fortunate that we are on such a recommendation that people recommend us. They come from all over. I do think we have a preponderance of people stuck in the states. I think this year has been different.

Chairman Ely: You have an occupancy of six it says. Is that correct?

David Walker: Yes.

Chairman Ely: Other Board members have questions?

Bessie Tyrrell: How long have you rented your property?

David Walker: Thirteen years.

Mary Ann Bachman: So it is two bedrooms. The additional two people would be on a futon?

David Walker: We have a spacious living room. We have a queen pull-out.

Chairman Ely: Do you have any limitations on events?

David Walker: Yes. Absolutely no parties, no wedding parties whatsoever. That has always been the case. For the application you have copied what we have always done.

Michael Staub: Any problems in the past with renters?

David Walker: None.

Chairman Ely: Any other questions? I am going to schedule this for the public hearing in January. You have already been through some of this evening. Unless somebody raises a question about your operation it is pretty formal. Diane will advertise it in the interim.

Michael Staub: Phil, number eighteen is left off blank as far as all permits posted near the door. Is that just an oversight?

Phil Sommer: They do not have it yet.

Short-Term Rental Application #2020-0035 (Preliminary)

Owner: Annie Brink & Gary Brink
Representative: Annie & Gary Brink
Property: 5864 Eagles Nest Drive
Tax Map #: 178.00-1-21.000
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 6

Chairman Ely: Please introduce yourself for the record.

Gary Brink: I am Gary Brink.

Annie Brink: I am Annie Brink.

Chairman Ely: Are you the owners of the premises?

Gary Brink: We are.

Chairman Ely: You do not live there yourselves I take it?

Gary Brink: No we don't. We actually moved to Horseheads, New York. That is our primary residence.

Chairman Ely: Where is Horseheads, NY?

Michael Staub: Down by Painted Post.

Chairman Ely: I should know.

Gary Brink: Elmira.

Chairman Ely: Okay. Fine. Thank you. Do you rent this year round or is it largely seasonal?

Gary Brink: It is largely seasonal. We do rent occasionally up through the end of the year for the holidays.

Chairman Ely: You have an occupancy of six indicates here, right?

Gary Brink: Yes. Six.

Chairman Ely: Do you have events?

Gary Brink: We do not allow events or parties of any kind. There has been one event on the property.

Chairman Ely: Your tenants come from a large area or are they from New York?

Gary Brink: Similar to the other speaker. They do come from all over primarily somewhere in New York State, but we have had out of state guests. Mostly bordering states. Not too far, but occasionally.

Chairman Ely: Anybody have further questions for the Brinks?

Bessie Tyrrell: How do you advertise your property?

Gary Brink: VRBO.

Chairman Ely: Other questions?

Mary Ann Bachman: You manage it then?

Gary Brink: We manage it ourselves. Yes.

Chairman Ely: You do not live locally. Are you able to check up on things from time to time?

Gary Brink: We do. We often come here. We do have a cleaning crew that is local, but then we also make stops as well.

Chairman Ely: Unless there are more questions?

Gary Brink: I did have one question. If we had to for our floor plan change HVAC or add any sort of I guess we were thinking of adding a bunk bed for our own family. If we didn't change the occupancy, do we have to resubmit?

Diane Graham: I would check, if you do though, with Code Enforcement.

Gary Brink: If we want to change the occupancy, then we would have to resubmit?

Phil Sommer: Yes.

Gary Brink: Okay.

Chairman Ely: You say a bund bed for your own family, but you do not live there. You might use it yourself.

Gary Brink: We use it ourselves. We ski at Bristol.

Chairman Ely: You have children up with you, is that the idea?

Gary Brink: Her sister's family they have three kids and we have two kids ourselves. So right now they sleep on sofas, but we would like to put a couple bunk beds in. We want to know how that is going to impact.

Chairman Ely: The occupancy is six for rental, but for family you might want more?

Gary Brink: Right. I did not know if by having bunk beds there they were going to present any issues as long we did not increase the occupancy.

Chairman Ely: I do not think it would. Phil says no. I would agree.

Ralph Endres: If he changes the occupancy, he would

Michael Staub: That is what he said.

Diane Graham: By having the beds there will they potentially have more people come I guess that is the question?

Gary Brink: That is the question so should we change the occupancy to put the bunk beds in and increase it to eight or just leave it alone. I was wondering what the Board feels it most appropriate. They are going to see the pictures of the bunk beds and they are going to see that they can sleep more than six so do we increase our occupancy?

Matthew Sousa: Are you going to advertise if for eight or advertise it for six.

Gary Brink: Our VRBO advertisement says six, but you know how people are.

Matthew Sousa: They may not be compliant. The contract that you have them sign that probably stipulates not to exceed six.

Gary Brink: Not to exceed six overnight guests. Yes.

Matthew Sousa: Just a question if they are following the rules.

Gary Brink: I feel by showing the pictures though it may.

Matthew Sousa: They would go against the rules?

Gary Brink: Yes.

Matthew Sousa: I understand what you mean.

Gary Brink: At that point we would resubmit for the eight and then it would not be an issue, right?

Phil Sommer: If you are thinking of doing that right now, just say your occupancy is going to be eight? So you do not have to resubmit everything again. That is my thought.

Gary Brink: I appreciate what Phil is saying and I believe the house is large enough for an occupancy of eight so that is not an issue from your standpoint?

Michael Staub: Will that affect parking?

Gary Brink: No. It is a ten acre property. We have plenty of parking.

Diane Graham: So you are formally requesting to change the occupancy from six to eight?

Gary Brink: We are formally requesting to change the occupancy from six to eight. Yes.

Chairman Ely: When do you think you would install the bunkbeds, if you go ahead?

Gary Brink: Hopefully this winter. Depending on how things are with COVID. We plan to use it for skiing this year.

Chairman Ely: Okay. Now that we have that straightened out any other questions? I will set you for public hearing with a maximum occupancy now of eight at our January meeting.

Short-Term Rental Application #2020-0039 (Preliminary)

Owner: 115 Grant JC LLC
Representative: Marcus Franz
Property: 7077 St Rt 21
Tax Map #: 195.05-1-14.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 6

Chairman Ely: Whereabouts on Route 21 is this?

Marcus Franz: Right next to where the Sawmill Restaurant is in Woodville. Probably about four houses north of that.

Chairman Ely: You are down in Woodville.

Marcus Franz: Yes.

Chairman Ely: You plan to rent year round?

Marcus Franz: It is primarily seasonal Memorial Day to Labor Day. I had a long term renter in there. Paul Swingle. I think he owns a mechanic shop in Naples during the off-season for long term for about six-seven months.

Chairman Ely: That person is not there now?

Marcus Franz: I actually have a family friend there now that is going to be there for the next few months.

Mary Ann Bachman: It is very nice. A lot of deck room. Is parking an issue on 21?

Marcus Franz: Four large cars very comfortably there and five if you get a little creative.

Chairman Ely: The sleeping occupancy is six, is that right?

Marcus Franz: That is what I put on the application, however, I would if I could like to amend that to eight. Premier Properties manages it for me. We had advertised ten over the last couple of years. Actually the last three years with no issues at all from the neighbors. I know the neighbors they have me on their cell phone and vice versa. No issues that I am aware of, but we do have a sleeper sofa in the living and a bunk bed so I would like to request maybe amending to eight. Again, parking is not an issue. I have not had any issues with obnoxious guests.

Chairman Ely: Is your septic able to handle eight?

Marcus Franz: Yes. I have two thousand gallon tanks and Warners' typically pumps it out for me. I never had any issues with the holding tanks there.

Mary Ann Bachman: It is three bedrooms. Parking is not an issue at all?

Marcus Franz: No. Actually right above the holding tanks there is parking for two there and then two very comfortably right in front. Like I said, you could fit a fifth vehicle if you really wanted to behind the two that park above the holding tanks, but four very comfortably.

Chairman Ely: So you are not blocking Route 21 in any way?

Marcus Franz: No.

Chairman Ely: I know it is kind of tight down in Woodville.

Marcus Franz: This is pretty blessed because I know parking is fairly scarce there. No issues with being over the road or any of lines.

Bessie Tyrrell: How long have you rented?

Marcus Franz: Three years. I have owned it since 2018.

Bessie Tyrrell: Never had any car accidents?

Marcus Franz: No.

Chairman Ely: Do you have events there?

Marcus Franz: No. My neighbors are my eyes and ears down there so if anything goes on I make sure that they let me know.

Chairman Ely: Any other questions? We will schedule you for a public hearing in January.

Marcus Franz: Do you happen to know the date in January?

Diane Graham: January 20th.

Marcus Franz: Same time I would assume.

Chairman Ely: Same time. We do not have quite as many as we had today. We will send out public notices to see if anybody responds. If they do not, it will take five minutes.

Marcus Franz: Thank you very much.

Chairman Ely: Thank you.

Short-Term Rental Application #2020-0040 (Preliminary)

Owner: Jordan Lack and Tamar Kopel
Representative: Finger Lakes Premier Properties
Property: 24 Golfside Circle
Tax Map #: 168.15-1-29.240
Zoned: PD (Planned Development)
Sleeping Occupancy: 6

The owners or owner's representative were not in attendance. This application was deferred to January 20, 2021 meeting.

Regular Old Business

Final Site Plan Approval Application #2020-0015 (Public Hearing)

Owner: James M. Boucher & Maria C. Boucher
Representative: Venezia & Associates
Property: 5407 Seneca Hill Drive
Tax Map #: 168.12-1-8.000
Zoned: R3 (Residential 3 Acre)

Legal 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 #2020-0015 for property owned by James M. Boucher & Maria C. Boucher located at 5407 Seneca Hill Drive, Tax Map #168.12-1-8.000. The applicant/property owners are looking for site plan approval to add 584 square feet to an existing dock with a boat station and dock extension.

Said hearing will take place on the 9th day of December, 2020 beginning approximately at 7:00 pm at the South Bristol Town Hall, 6500 West Gannett Hill Road, Naples, NY 14512.

This is a hybrid meeting with attendance in-person being limited so please send in written comments or email your request to speak before the meeting, or use Zoom for listening only. To join Zoom: <https://us02web.zoom.us/j/89674638679?pwd=OW16UVU3b1NhZlp3cS93dUs0YUR0QT09> or dial 1.929.205.6099 (New York), Zoom Meeting ID: 896 7463 8679 Password: 396068

Application is available for review at the Planning and Zoning Office prior to the above meeting date.

Diane Scholtz Graham
Board Assistant
No 18
93558

Chairman Ely: Please introduce yourself and briefly describe your project again.

Anthony Venezia: My name is Anthony Venezia. I am representing my clients for their boat station and swim platform addition. They do have an existing dock and a framed building down at the waterfront. What they would like to do is to add a walkway to a boat station on the north and also put a 16 by 16 swim platform sitting area on the south side of the hoist. Everything is within the UDML. They are under their square footage. They are allowed 1080 with a combined two docks they have. Plenty of lake-frontage for an extra dock if they wanted to at some other point for a second dock of 720, but at this time right now they are only requesting the dock addition of a total of 1037. They are under their allowable.

Chairman Ely: You were exempt from County Planning because they do not review docks. Have you obtained an eagle letter?

Anthony Venezia: We did.

Chairman Ely: Diane, do we have that? I do not seem to find it in my file here.

Diane Graham: It was not required. Archeological was required.

Chairman Ely: Then you have the archeological letter with no impact, right?

Anthony Venezia: Yes. We have it.

Chairman Ely: Any questions? Does anybody in the room wish to speak to this application? Diane, any written or verbal comments.

Diane Graham: No.

Chairman Ely: The public hearing is closed. I move that we answer all of these questions on the SEQR short form no or small impact and that you authorize me to sign the form, said motion was seconded by Ralph Endres.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, A. Rotter 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 Michael Staub to approve findings 1-5, said motion was seconded by Mary Ann Bachman.

All in favor.

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

Nays: 0

Motion carried.

A motion was made by James Ely to grant both preliminary and final site plan approval to application #2020-0015, 5407 Seneca Hill Drive, said motion was seconded by Ralph Endres.

All in favor.

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

Nays: 0

Motion carried.

Final Site Plan Approval Application #2020-0023 (Public Hearing)

Owner: Karen E. & Matthew T. Bertino Living Trust
Representative: Venezia & Associates
Property: 7040 St Rt 21
Tax Map #: 195.05-1-1.200
Zoned: R3 (Residential 3 Acre)

Legal 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 #2020-0023 for property owned by Karen E. & Matthew T. Bertino Living Trust located at 7040 State Route 21, Tax Map #195.05-1-1.200. The applicant/property owners are looking for site plan approval to construct a 582 square foot dock and 544 square foot dock and boat station.

Said hearing will take place on the 9th day of December, 2020 beginning approximately at 7:00 pm at the South Bristol Town Hall, 6500 West Gannett Hill Road, Naples, NY 14512.

This is a hybrid meeting with attendance in-person being limited so please send in written comments or email your request to speak before the meeting, or use Zoom for listening only. To join Zoom: <https://us02web.zoom.us/j/89674638679?pwd=OW16UVU3b1NhZlp3cS93dUs0YUR0QT09> or dial 1.929.205.6099 (New York), Zoom Meeting ID: 896 7463 8679 Password: 396068

Application is available for review at the Planning and Zoning Office prior to the above meeting date.

Diane Scholtz Graham
Board Assistant
No 18
93559

Anthony Venezia: The Bertinos' would like to build two separate docks with their frontage being over the 100.1. They are allowed two docks of 720 square foot so on the north side there is going to be a dock with a swim platform that is 582 square feet and on the south they are putting a dock with a lift station that is also under the 720 at 544 square feet.

Chairman Ely: Once again this is exempt from County Planning review. You are in compliance with the Docking and Mooring Law?

Anthony Venezia: Absolutely. Yes.

Chairman Ely: Diane has circulated Kevin Olvany, Watershed Manager's email, which has confirmed your compliance with the Docking and Mooring Law. You have an eagle determination letter?

Anthony Venezia: I believe we have everything we need.

Chairman Ely: Okay. No impacts to archeological? You are all above boards there, right?

Anthony Venezia: Absolutely.

Chairman Ely: Any Board members have questions? Is there anybody in the room who wishes to speak to this application? Diane, I know we have received a written communication. Do we have any verbal communications?

Diane Graham: No. I have not received any response to the letter I forwarded to Anthony and the Bertinos'. This came from the neighbor Jack Schuppenhauer.

Chairman Ely: We will come to that. I just asked if any verbal response and you said no.

Diane Graham: I am sorry.

Anthony Venezia: There was a long written letter.

Chairman Ely: Have you had an opportunity to read this letter?

Anthony Venezia: I did read it. Yes. I did talk to Worden Hill who was building the dock. When they were designing this dock, they kind of took into account the property to the north because of where they are, hence the reason they put the boat station to the south. That boat station is tucked in as far back to the shore as they could possibly get it for the water depth and have enough room for their boat. On that north side it is a dock. There will not be anything built on it. It will not affect that southerly view the letter was talking about. I think they have done a good job of holding the docks as far back as they can. You can see on the plan there is the sixty foot offset they are allowed to per UDML and they are quite a ways back from that. They are probably about twenty feet back from that offset line where they can actually push to. For them being allowed one dock at 1080 or two at 720 and they are not maxing out either one of those. I believe they have done what they can to get what they need for their uses and wants.

Chairman Ely: The complainant here seems to feel you would block his view, is that going to be?

Anthony Venezia: The dock in question to the north is just a dock. There is no boat station on the one to the north. So they will be really looking over it.

Diane Graham: I did circulate this to all Board Members.

Chairman Ely: I appreciate that. So they oppose the election of the dock at the south end. They are just concerned about the north end, right?

Anthony Venezia: The dock at the south end is one that would have the boat lift on it so that would obstruct a view. With the one to the north is just a dock and nothing erected on top of the dock to block a view.

Chairman Ely: Would it be a dock for people to just off to swim?

Anthony Venezia: Like a swim platform. Yes.

Chairman Ely: Will you envision there will be boats be tied up there?

Anthony Venezia: There could be. There is enough room to have a boat there.

Michael Staub: There was some concerns to the shallowness of the water there bringing boats in.

Anthony Venezia: There at that location it drops off pretty good. That is why we can bring the boats so far in. We talked to Worden Hill the builders of the dock they recommended these locations for water depth. The farther they go out the harder it is to build it because the water does get pretty deep there.

Michael Staub: So they can bring the boats?

Anthony Venezia: They are not going to get a boat along the timber break wall, but on the north end there is that 17 foot walkway. You probably would not be able to put a boat there. On the north, south and east side of dock you would be able to put a boat and park it temporarily. There is no permanent basis there.

Michael Staub: Skidoos and other kind of watercraft?

Anthony Venezia: They could get around the backside if they needed to probably. There is enough water there.

Michael Staub: There are no plans to build on that deck?

Anthony Venezia: No. It is just a swim platform box. There is no boat life or anything on top of it.

Chairman Ely: Any other questions or concerns?

The public hearing was declared closed.

Chairman Ely: Let us turn to the SEQR I propose that we answer all the questions no or small impact and that you authorize me to sign this form, said motion was seconded by Michael Staub.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, A. Rotter 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, said motion was seconded by Bessie Tyrrell.

All in favor.

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

Nays: 0

Motion carried.

A motion was made by James Ely to grant both preliminary and final site plan approval to application #2020-0023, 7040 State Route 21, said motion was seconded by Ralph Endres.

All in favor.

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

Nays: 0

Motion carried.

Chairman Ely: Please attach the letter that we have received as an Appendix to the minutes so that it part of the public record. Thank you.

Final Site Plan Approval Application #2020-0030 (Public Hearing)

Owner: Richard H. Hawks, Jr.

Representative: Stephen Reed

Property: 6483 Cooks Point Drive

Tax Map #: 185.14-1-6.110

Zoned: LR (Lake Residential)

Legal 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 #2020-0030 for property owned by Richard H. Hawks, Jr. located at 6483 Cooks Point Drive, Tax Map #185.14-1-6.110. The applicant/property owner is looking for site plan approval for a roof mount solar installation.

Said hearing will take place on the 9th day of December, 2020 beginning approximately at 7:00 pm at the South Bristol Town Hall, 6500 West Gannett Hill Road, Naples, NY 14512.

This is a hybrid meeting with attendance in-person being limited so please send in written comments or email your request to speak before the meeting, or use Zoom for listening only. To join Zoom:

<https://us02web.zoom.us/j/89674638679?pwd=OW16UVU3b1NhZlp3cS93dUs0YUR0QT09>

or dial 1.929.205.6099 (New York), Zoom Meeting ID: 896 7463 8679 Password: 396068

Application is available for review at the Planning and Zoning Office prior to the above meeting date.

Diane Scholtz Graham
Board Assistant
No 18
93554

Chairman Ely: Please reintroduce yourselves and briefly describe the project.

Richard Hawks: I am Richard Hawks.

Stephen Reed: I am Stephen Reed. The project is a 60 panel installation. There is going to be two arrays. One on the main what you would call the lake side of the property. The other is going to be on top of his garage. They are all flat black panels. No lines no nothing on them. Very clean installation everything modular with the roof as far as that goes. Nothing to argue about there. They are going to be producing about 20 kW of power for his property there. Everything he needs for the whole year.

Chairman Ely: Board members have any questions?

Bessie Tyrrell: Where are the panels manufactured?

Stephen Reed: North America.

Bessie Tyrrell: Okay.

Chairman Ely: I am just curious. How long will installation take when you start?

Stephen Reed: Probably about four days.

Chairman Ely: There are some days, I know it is hard to believe around here, the sun does not shine.

Stephen Reed: During the summer months it runs from about roughly March all the way through to about October.

Chairman Ely: I understand. In the winter months you have a back-up with the utility services, is that right?

Stephen Reed: Yes. Exactly. It is rooftop.

Chairman Ely: I was just curious.

Stephen Reed: Good question.

Chairman Ely: You are exempt from County Planning. You have impact letters. No impact on eagles. No impact on archeology. On the ball very good. You do not have an agricultural farm problem. Does anybody in the room wish to speak to this application? Diane, have we received any written or verbal communications.

Diane Graham: No.

The public hearing was declared closed.

Chairman Ely: Turning to SEQR I move that we answer the questions no or small impact, said motion was seconded by Michael Staub.

Ayes: 7, M. Bachman, J. Ely, R. Endres, A. Rotter 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.

A motion was made by James Ely to approve findings 1-4, said motion was seconded by Michael Staub.

All in favor.

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

Motion carried.

A motion was made by James Ely to grant both preliminary and final site plan approval to application #2020-0030, 6483 Cooks Point Drive, said motion was seconded by Michael Staub.

All in favor.

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

Motion carried.

Regular New Business

Preliminary Site Plan Approval Application #2020-0038

Owner: Ayers Funding LLC
Representative: Mark Bayer
Property: Storm Haven Drive
Tax Map #: 168.12-1-1.005 through 168.12-1-1.010
168.12-1-1.012 through 168.12-1-1.014
Zoned: R3 (Residential 3 Acre)

Chairman Ely: Please introduce yourself for the record.

Mark Bayer: I am Mark Bayer, principal of Bayer Landscape Architecture. I am here with Josh Raymor, Anthony and Ashley is with us tonight as well. Here tonight on behalf of Ayers Funding, the Cook Family and essentially we would like to build some docks and a boat house for use by their family. Recently they have sold their property up at the north end of the lake and wanted to enjoy this waterfront during the summer months with their children and their children going forward. The site today as you know encompasses twenty approved lots on this property. It encompasses about 45 acres most of which is wooded. The combined lake frontage on the property is 546 lineal feet plus or minus. When we began our process several months back, we took a real close look at the current waterfront condition, the waterfront lots and related dock regulations. Currently there are ten lots on the waterfront with water frontage. They are each over 50 feet under the Uniform Docking and Mooring Law. These ten waterfront lots are in the Tier I category C classification with 50-100 of shoreline and allow up to one dock or three slips and with a steep slope provisions they essentially could be up to 920 square feet. Our thoughts when we looked at the site was clearly that is not necessarily the direction that we wanted to go with this. We wanted to do something more sensitive to the property, the site and we looked at consolidation and ways in which we could do more of a condensed configuration of docks. In doing that we thought we could come up with a better configuration. To accomplish this essentially we looked at doing basically a north dock system and a south dock system. Looked at ways in which we could consolidate lots to achieve the Cooks goals for the property and do it in a more environmentally sensitive manner. What we did is put together a north system and a south system of docks. We worked with Kevin Olvany and Phil Sommer participated and reviewed this with us. The result that we have right now is again a north dock system that has a boat house that is under the 1280 allowed. It is just under that. We have a second dock at the north end that is about 719 square feet, which is under the allowed as well. We achieved this by consolidating six lots on the north side. If we go through with this, obviously would have to do the consolidation. The lots that we consolidate would be lots 5-10. That gives us about 327 lineal feet of frontage. It allows us to do up to three docks. That is basically how we put the configuration together at the north end. On the south end we are consolidating three lots potentially again as part of this plan. That allows us to do another 1240 square foot dock system at the south end. We could do up to 1280 with five slips, but we are under that. We are at 1240 there. Just to run through briefly some of the benefits of this approach and proposal. Right now with the proposed dock systems north and south we have 40 feet of width of dock on the south end and we have 96 feet of width of all the docks at the north end for a total of 136 feet of width. Our frontage is 546 feet so if you do the math basically we have 410 out of the 546 feet that remain natural shoreline by doing the consolidation. We think that is a great benefit to this frontage. So 75% of the 546 feet remain free of docks. As I mentioned early on when we first looked at this with the ten lots and ten waterfront lots in that classification that would be ten docks with up to three slips on that frontage, which is essentially 920 square feet per dock. We get up to 9200 feet of dock on that parcel. Again not wanting to go there at all. We talked at length with the Cooks. We worked with Kevin and Phil. We have come up with a system where we are not going to litter the frontage with a slew of docks. We have come up with a

system that is respectful of the frontage and the result is instead of 9200 square foot total docks we are doing this at about 3280 square feet total dock surface. About two thirds less than what the current lot configurations could potentially allow. I think the other thing to remember if this proposal is acceptable to the Town and we can proceed with it. The other thing to remember is to accomplish this we are going to consolidate nine lots down to two lots. These are waterfront lots. Therefore, the related development that parcel potentially could have on those nine lots now have two larger lots instead of nine lots with frontage. I think again that is a big benefit. The other thing I would bring up is that again with this frontage we thought very carefully about adjacent property owners. We essentially as you know from the facility line we could be within ten feet. We did not go there at all. We tried to be respectful of adjacent property owners. We are well over eighty feet on our offset from facility lines. Did that very intentionally. This took a fair amount of effort and time in going through with the owners to say you have a beautiful site here. We want to do a wonderful job environmentally for you and your family. It does take a step back on your available lots. Consolidation to accomplish this we understand that the consolidation would have to happen to get the approval, but they were totally on board with this approach. Supported this strategy and wanted to do this right. With that I want to answer any of your questions and try to walk through this.

Ralph Endres: The total property of the two lots how many acres are we talking?

Mark Bayer: On the two lots that are consolidated?

Ralph Endres: The consolidated lots.

Mark Bayer: The northern lots would be 5-10 would be consolidated to about seven and a half acres. It is 7.47 acres for that lot. The southerly lots 12-14 would be consolidated to 4.195 acres for that lot.

Ralph Endres: What is going to happen the other 40 acres or 38 acres that they own?

Mark Bayer: It is 45 acres total. So 12 of those plus or minus.

Ralph Endres: 34 or 33 acres.

Mark Bayer: They are still remaining in their current configuration for now. I think at this time there is no plan for them in terms of development, but they would remain in their configuration. All the waterfront lots with the exception of one lot are consolidated.

Ralph Endres: I have a problem when you got a piece of property with 45 acres you are asking for nine boat slips for two lots and you do not want to tell us what you are going to do with the rest of the property.

Mark Bayer: Right now the intent is to keep it as family property. That is my understanding 100%. Ashley can speak to this, but we have been told that is going to remain family private property.

Ashley Champion: There is no way it cannot without coming to the Town. As you know we went through a very long process on the potential rezoning at this site. It is R3 zoning right now. The property is divided into twenty separate lots as Mark said. There are ten that have lake frontage and would be allowed to have a dock with three slips. Just like any other property owner in the Town those are the current vested rights that the Cooks have with respect to this property. They do not want to go that route

and have ten separate docks and continue to have twenty lots. They are going to be using the property personally. So as part of this process they are willing to go forward with the consolidation. The rest of the property we do not know exactly what the plan is going to look like. They have three adult children. Whether it is going to be a main structure and different structures for the children or something else. We do not want to go ahead and re-subdivide all of those lots if we do not need to go ahead and re-subdivide all of those lots at this time until they understand what the potential development is going forward just like any other land owner. You want to preserve your rights and the value in your property to the extent feasible. We understand here in order to have the appropriate dock consolidation that is best for the shoreline and also is conducive to the Cook's goals we have to do some re-subdivision and we are willing to do that as Mark said. We are consolidating several existing lots to get where we need to go as far as the waterfront. At this time that is the contemplative project that Cooks have sold their properties in Canandaigua and so they want to ensure that they could have some docks constructed in the spring and be able to enjoy the water in the summer. As I said, they have three adult children. You mentioned nine boat slips. It is really the boat house and up to two or three boats down at that end. A swim platform you could pull a boat up to it on the other end, but mostly not motorized watercraft. The idea is if the Cooks have one to two boats and each of their children have one those spaces get eaten up pretty quickly. There is nothing nefarious going on here. We wouldn't be able to say surprise we have a marina now that is not the zoning code works as you know. We would have to come back for any approval on the upland and we will at the time that we have a plan. Right now we are in full compliance with the Tier I and we have minimized our potential rights under the Tier I, which is the residential tier docking and mooring law requirements. Kevin Olvany has sent in his letter confirming that. My understanding the purpose of this meeting is to ensure that we have compliance under docking and mooring law. I think there is no question to that. Kevin goes on to say that we are being exceptionally respectful of the neighboring properties and minimizing and consolidating above what is required. We are not looking for a hard time. We are looking for the Cooks to be able to move forward with the property that they own and enjoy it just like all the other residents of the Town of South Bristol.

Ralph Endres: Are they because of the amount of acreage that is remaining to be developed are they willing to state at this time that what is planned and what you have proposed tonight is the last of the shoreline development? In other words you are not going to come back at a later time and want more.

Ashley Champion: Again, I would be shocked if that is a typical condition you put on your residents if they have excess shoreline that they could potentially legally as of right under the code further develop. That is not something that I would agree to because it does not make sense to and it is not required. As Mark said, the way that we are consolidating we are going from ten to three lakefront lots. The two that we are building on are we are not going to go any further. We are under the requirements, by a couple of feet. We are not going to do anything further. There is one lot remaining that I think is in the middle of the two. It would not get any further to any neighboring property owner. Can I say at some time in the future and it several hundred feet, isn't it? What is it?

Mark Bayer: Fifty.

Ashley Champion: The most we could do under your docking and mooring law is one dock with three slips. That is the maximum potential exposure there. There is no plan to do that. The whole idea is they are actually fond of the north and the south just like we heard some other applicants having a bit of separation. Laura is a swimmer and looking forward to having that bit of protected area to swim in and enjoy. There is no plan right now for anything other than what we have shown you. Anything we do in the future we will have to do in compliance with all of your local codes including the Uniform Docking and

Mooring Law as we are now. No. There is no intent to ever say we are not going to ever do anything else at the shoreline. I do not know if that is an appropriate request.

Mark Bayer: The biggest exposure would be one additional dock on lot 11 and at fifty feet of frontage. They do not have any intention of doing that right now. The layout as Ashley said set up to create basically a couple hundred feet of swim room between the docks so Laura can do laps and enjoy the frontage in a protected area. The reason that we have even gone down this path of consolidation of lots is because they are committed to staying here, otherwise, they would not be doing this. It would not make any financial sense to give up nine lots for two with the exception of it makes their environment more beautiful and it is more respectful of the wooded slopes and trying to do a nice job.

Ralph Endres: Where does the tram fit into all this? Is it in the middle?

Mark Bayer: The tram is essentially right here in the northern lot.

Ralph Endres: What is at the top of the tram? What is planned for up there?

Mark Bayer: As most trams there is just basically where a cargo box comes up and a deck platform to get in and out and we obviously need to bring power to it.

Ashley Champion: There is already a bit of an access route to that area throughout the site and that is why the placement is where it is. Both for that and the walkway down to the other docks.

Ralph Endres: My concern is that there will be first of all I may be wrong but I believe that a tram has to go from land to land not to a dock. Is it possible to that at that point?

Mark Bayer: We have had Finger Lakes Tram out with us to make sure they can accomplish this is straight forward. They have assured us they we can. We reviewed this whole tram lift with Kevin Olvany at length and we came up with this exact design based on his recommendations to us. We are very comfortable with this approach.

Ashley Champion: As Mark said, we had initially had a little bit of a different landing area in mind for the tram through working with Kevin he suggested it land where we are showing it now on the plans. We made that modification.

Mark Bayer: We actually changed the plan based on his recommendation.

Ralph Endres: If you are going to have a tram, what kind of lighting are you going to have on the tram? It could be used at night unless you are going to shut it down and stop people from using it.

Ashley Champion: I do not know that we have looked into that detail. It would be whatever is customary. The manufacturer and the installer we would defer to them.

Mark Bayer: We do all kinds of outdoor lighting and generally in this kind of a setting we would be using low voltage systems that would be very discrete just enough to navigate on and off. We would be using about a 2700 Calvin fixture very low wattage. Just enough to navigate in and off the dock. That is it. The

last thing we will do here in fact when I spoke to Mrs. Cook about this she said I want the tram to ride as close to the slope as possible because I do not want it to be highly visible from the lake. She is very sensitive to that.

Ashley Champion: The tram is really out of necessity. If there was an easier way to access given the topography, we would certainly do that.

Ralph Endres: You will agree that there has to be some lighting down at the water and some lighting at the top?

Mark Bayer: Yes. We have done many docks and almost all systems we use are designed so we do not have glare for boats coming in and we do not have excess light on the lake. One of the last things that I ever want to do is make a site from the lake glow. That is not our strategy ever. It will be discrete down type lighting. It will be low voltage lighting and it will be in a color spectrum that is going to be warmer rather than cool and glaring like a commercial light.

Ashley Champion: I want to add a little bit of context because Mark and Josh are modest. The reason that Mark and Josh are here is they are not contractors. They are not typical engineers or surveyors. They are landscape architects and specialists. The Cooks hired them because they want all of their projects to be beautiful. They want to be respectful of the environment and of the shoreline and to design things in the most appropriate way. That is why Mark and Josh are both the leaders of this team here. You can bet they are going to be very respectful and thoughtful about all kinds of design considerations. That is the point of their work.

Ralph Endres: The tram itself is going to be used for the strict use of the people on the two lots that they have and their own property across the street?

Mark Bayer: This will be used exclusively by the family.

Ashley Champion: Yes. Absolutely.

Ralph Endres: Just as long as future development comes on the property on Seneca Point Road that you don't allow people to use that tram to get down.

Bessie Tyrrell: What is the occupancy? How many people can fit in the tram?

Mark Bayer: Generally I think it is four maximum. I want to reassure you that the longer vision for this is really about the Cook family multi generations. It is not about selling lots at all. That is not their goal here. Their goal is create a beautiful preserve.

Ralph Endres: A family compound.

Mark Bayer: That is exactly right. Yes.

Ashley Champion: A nice one. Respectful.

Mark Bayer: I do not get involved in projects like this unless I am pretty darn sure the outcome is going to be wonderful. I live on Hemlock Lake and I have a 145 acre site there. I am totally respectful to the

total sensitivity the Finger Lakes and these types of properties. We are going to work and we have worked hard to convince them that you want to consolidate these lots. We want to simplify this project. We do not want to complicate this frontage. We have convinced them to take nine lots and make two. That is huge. It was a big win for me because I want to make sure when we go about doing this that we not have ten boat slips on this site. We want two basic dock structures with 75% of the frontage is undeveloped. I am passionate about this because I want to do it right. Through working with the Cooks we convinced them that this is a great strategy for your personal family use.

Ralph Endres: It is one of the last pieces of property on this lake that is in a natural state. The tram is one thing, but the tram cannot be the only way of egress. Now you are talking about some type of road or pathway from the top to the bottom. There is a rock cut there already. This is steep slopes. How are they going to preserve what is there now and build a road or a pathway?

Mark Bayer: Those are good questions. Questions I have walked through on the site probably about twenty times in the last year.

Ralph Endres: I have walked through that site also a long time ago before they owned it.

Mark Bayer: You know then that whenever that was 1964. I do not know when it was that a prior owner put the switchback in that goes down through there. One of the things that we talked at length about is on the southerly docks that they would be able to use some of the previously integrated dug way. The goal is to be able to access that dug way. It is a bit of a trek. A bit of a hike. They have done that dozens of times. They will be able to access the southern docks through that dug way. Somewhere down the road it they get older they may improve that more. It is there. I have walked it. You have walked it. That is why they want to have the other alternative with the other dock.

Ralph Endres: They have to have a plan B in case the tram becomes ineffective and people are down at the water level.

Mark Bayer: They do have a plan B in a sense that they can simply take their boat to the south dock and walk up. It is very easy. It is 200 feet way.

Ralph Endres: I fished that area because they put a piece of dock at one end and a piece of dock at the other end does not guarantee them that somebody is not going to be in there fishing. I do not think they own the bottom of the lake.

Mark Bayer: No they don't. They are well aware of that. Again one of the things that we did with them is said look it this could look like this if we leave nine, ten lots here or it could look like this with 410 of cliff face exposed without docks in front of it or a dock every 50 feet.

Ralph Endres: The both neighbors north and south how far in does the construction of the docks go from the property line?

Mark Bayer: From the property line is well over 90 feet.

Ralph Endres: From the north side or south side?

Mark Bayer: Both is over 90. From the facilities line is a minimum of 80. The facilities line is ten foot offset from the property line. In both cases again as I stated earlier I talked to Cooks and said look it we could go all the way to the north end and come off ten feet and that would give you more open frontage, but in respect for both neighbors let's take a different tack. Let's go and be generous about that and still give you 200 feet of swimming between your two docks. They were agreeable to that. Not immediately, but they came around said that probably is a nice gesture. We are trying to do this as a family thing and we want to do it in a good way. This is not something that they are looking any kind of a venture outside their immediate children and their children. They are looking at it as a long term kind of family gathering place.

Michael Staub: What kind of facilities are going to go to those docks?

Mark Bayer: In term of?

Michael Staub: Sanitary facilities. Are there going to be bathrooms or lavatories?

Mark Bayer: I do not think we are allowed to do that. I could be wrong, but there will definitely be power down there. I know that the boat house cannot have any kind of living quarters or anything like that. I do not know about bathroom facility. I do not think that is in the works.

Ashley Champion: The UDML and I do not know when that changed, but there are some actual house structures on the water that have utilities and we are not able to do that.

Ralph Endres: It cannot be anything on the water. I am quite sure of that. What about at the top of the tram? Are they planning on putting lavatory facilities up there?

Ashley Champion: At some point.

Mark Bayer: A long range picture I am sure.

Ashley Champion: At this point we do not know what we are doing up top. Yes. At some point. Considering that property and the property across the street there will be something. We know now we want to move forward with the dock.

Mark Bayer: The goal Mrs. Cook said, I just sold my place up north where I raised my family in the summers and I would love to get something under way with boat docks on our south property because right now we do not have any facility. We want to get that going. We are wading through all the options that we have. We have plenty of places to go down at this end. What I know right now is I want docks. We are working with them trying to come up with a great plan for the docks. As you know there is lane way that comes down from Seneca Point Road that you can get down very close to this area. They will be able to get down there without any problem. They will use it. Their kids are in their twenties. They can hike up and down the trail. Laura and Todd go up and down the trail all the time and they will have the tram. It is something that is very much a feature and an element to have use of.

Ralph Endres: I have been on this Board for over twenty years. This piece of property has undergone at least three that I am aware of different ideas from different owners.

Sam Seymour: One of the major impacts in going to be the people to the north and their view looking south especially right along the shoreline because that is where the view is. Just out of curiosity the boat house has quit a side profile. Would you consider a hip roof so you minimize the profile especially out?

Mark Bayer: I cannot speak to that exactly. They might be able to do the hip the other way. One of the reasons we pushed it over 80 feet south is I was aware that Sarkis' place is built on the water on a peninsula right there. We were conscious of that view. That is one of reasons that I said to the Cooks let's be a good neighbor. We will shift it at least 80 feet south. They should have still a great view.

Ralph Endres: If you could put a mansard roof on. One that is not as high as what is pictured here that might be of some benefit to the people on the south side.

Mark Bayer: On the south side. Okay. The roof is under the all that. We are working through the design of the boat house.

Ralph Endres: When would you consider the construction would start on something like this?

Mark Bayer: We would very much like to start it this spring. That is our hope. We would like to get at least one dock done so they can bring a boat over there and use it. We are talking with Phil Greene and trying to get in their queue because these guys are busy. We met with Finger Lakes Tram because we want to make absolutely sure how we would go about this. The feasibility and all the things I mentioned earlier. Our goal is to get going this spring.

Diane Graham: Is that a page that our Board has been submitted?

Mark Bayer: It is the identical plan. We just washed color on it so it would show up from 20-30 feet away.

Diane Graham: I like the wash. It makes it stand out more.

Mark Bayer: We wanted you to be able to see it from a distance.

Michael Staub: How much power is the tram going to take?

Mark Bayer: I am sorry I do not know that answer.

Michael Staub: In my experience it is quite a bit of power whenever you start it or stop it that is for sure. You are going to have some kind of mast fed down there to deliver that kind of power. That might require service to be put in there.

Mark Bayer: The good news is there is power poles that traverse that site and serve the neighbor to the south for sure. There is a series of power poles that come right down the site.

Michael Staub: You would have to put a transformer on one and take it over, but you are going to have some kind of mast fed where that tram is anchored on the hill to provide that kind of power. You will have to have some kind of service there. It will have to be enclosed around that tram.

Mark Bayer: We will definitely have to work through those details.

Ralph Endres: There must be permits you have to have.

Michael Staub: You would have to get an electrical permit. Yes.

Mark Bayer: The power company.

Michael Staub: Anything from the pole RG&E or whoever services the area would the transformer on the pole, but they would have to get an electrician to go from the pole to the tram head. They would have to install the service there. The service would have to be enclosed. The meter would be on the outside of that service depending on how much power they need 200 amp or 100 amp. Whatever it is to drive that tram up and down that hill. So permits would have to be involved absolutely.

Mark Bayer: We know that process we will have to go through.

Chairman Ely: You mentioned the two lots that you are going to be consolidating, right?

Mark Bayer: Yes. What happens on this proposal is there are nine lots that are being consolidated down to two. Lots 5-10 are for the north end and lots 12-14 are for the south end. Then there is one lot that remains it is lot 11 that has 55 feet of frontage plus or minus, 53 feet of frontage. Nine out of the ten lots get consolidated down to two lots.

Chairman Ely: So we have the two lots. What is the plan for construction of residences on these lots?

Mark Bayer: Again the Cooks are sorting through what they want to do on that front long term. As you know they own a fair amount of property in the area. I think long term I would think they would have some sort of family structure here to use the waterfront. Laura has not told me when that will happen, but I know someday.

Chairman Ely: I want to be clear that is not part of your plan here right now?

Ashley Champion: No.

Chairman Ely: I want to be clear on that.

Mark Bayer: No.

Ashley Champion: We will back here when we are ready.

Mark Bayer: Whenever Laura Cook is ready. She makes up here mind what she wants to do we will be back to present that.

Chairman Ely: This is strictly a waterfront plan so to speak?

Ashley Champion: Correct. It is just the docking and mooring.

Chairman Ely: It all of course depends in a sense on the consolidation that you described into these two big lots, right? What is the time table to able to achieve that?

Mark Bayer: We are working with Anthony who is here. Anthony has begun the process. He has begun to look at how we are going to put that paperwork together and get the maps filed. Anthony, do you want to speak to that a little bit?

Anthony Venezia: It is an in-house application for an annexation. We create a map that shows the Town and the County because both parties are involved in the lot line revision process. We create a map that shows the intent of combining the lots that Mark has talked about. We give that to the Town. Phil and Diane go over it. Phil writes us a letter saying that it is approved by the Town. That letter allows us to go to the County to file the map. As soon as we file that map those lots are consolidated into the two larger lots.

Ralph Endres: Actually three because the one in the middle.

Anthony Venezia: That was not part of the consolidation. That is already a lot on its own. We are taking the lots from the north 5-10 and we have three lots to the south.

Mark Bayer: Twelve through fourteen.

Ashley Champion: It is all an administrative. There is no Board approval. It is not a subdivision where we would have to come before the Board where we are creating additional lots from an existing lot. It is the opposite. So with consolidations those are all administrative.

Chairman Ely: What would be your projected time table for this step?

Ashley Champion: ASAP. It is happening now.

Anthony Venezia: We have everything ready to go. We wanted to get a feel for where the Town was with the project. The map is ready to go.

Ashley Champion: The map is ready to go. We wanted to come here first. It is nice that you bifurcate the preliminary and final meetings so we could come receive feedback and have this discussion. We are in compliance so not expecting a big uproar or anything. We wanted to make sure that we are all on the same page moving forward because the second we go forward with this lot line consolidation we have lost value. As you can imagine, we do not take that lightly. It is Mark's idea not mine. We are doing it because it is the right thing to do to get this appropriate system in place. We wanted to make sure we could come to this preliminary meeting, meet with you all, have this discussion and will go forward with the lot line adjustment.

Chairman Ely: The reason I ask this would be absolutely essential before we could give you final approval at the public hearing.

Ashley Champion: Understand. Yes. So Anthony I do not think you have any reason to have it done by January.

Anthony Venezia: We could have it finalized and signed off by Phil. We could also have it filed by that time.

Ashley Venezia: Your next meeting.

Anthony Venezia: It could be done.

Chairman Ely: Fine. Thank you.

Diane Graham: Real property takes a while.

Anthony Venezia: Real property only takes a day or two. They will give us the recording and once we record it and get the filed map number it will take them a while to get in their system. Once we take it there in an hour it is filed and we get a receipt that is our receipt it is filed. It takes a while to get in the system, but it is in the system.

Diane Graham: What about the new tax map numbers?

Anthony Venezia: That could take a week.

Diane Graham: I think we would need that to go forward.

Ashley Champion: I think you would need proof of the filing. It will be another week that follows.

Phil Sommer: I cannot do a permit until I get that.

Ashley Champion: Yes. Understood. There would be sometime between the filing and the approval and actually Phil issuing the permit. That is fine we can wait until the actual permit until we have the new tax map number. The filing with the County is the evidence that the lots have been combined. Yes. We can wait until we have the tax parcel number before Phil issues the permit.

Ralph Endres: I am aware maybe Phil know this. There was a lawsuit the previous owner's from Cooks. The lawsuit was filed and settled between the two parties. They filed the settlement with the Town.

Phil Sommer: I know what you are talking about. That was sent to Jeff Graff the Town attorney. Jim has his reply in his file up there. It sounds like from Jeff's reading of that it does not pertain to this.

Ashley Champion: Are you referencing that 1990 settlement?

Phil Sommer: I believe that's it.

Ashley Champion: That is over at the Bristol Marina waterfront. That is not this property at all that is involved with that. That was Tom Cook and the owners of the Bristol Harbour Development.

Ralph Endres: This was a lawsuit between some of the neighbors and Ketmar.

Bessie Tyrrell: That is correct.

Ashley Champion: Oh okay. Yes.

Ralph Endres: It was settled out of court. That settlement the Town was given the perimeters of the settlement. It had to do with shoe string lots.

Ashley Champion: The subdivision. I do remember that now. I think your town code changed it subdivision process actually as a result of that because of the way your code used to read it allowed that subdivision I think to take place.

Ralph Endres: Are you aware of that settlement?

Phil Sommer: I saw it and read it. We forwarded it off to Jeff Graff. Jim you chime in any time here.

Chairman Ely: I sent it to Jeff for his opinion. Jeff responded. I gather his opinion is that he did not think it was applicable here. I must confess I have contacted Jeff for further clarification from his somewhat Delphic response, but nonetheless for the time being I am going to proceed on the assumption that it is not applicable.

Ashley Champion: Yes. It is not. That's good. Thank you.

Chairman Ely: Until I hear differently from the Town Counsel.

Sam Seymour: The lots to the south have long shoe string to the sites along the water.

Ashley Champion: Yes.

Sam Seymour: They are going to be combined along the water. Are they going to be combined up above?

Ashley Champion: The whole lot. The entirety of those lots. Yes. Correct.

Sam Seymour: Same things for the north lots?

Anthony Venezia: Those are pretty much going away.

Sam Seymour: Okay.

Ashley Champion: They will be configured just like they are, but consolidated together.

Phil Sommer: They have to do that to get the acreage they need to put in what they want.

Sam Seymour: Ahhh!

Ralph Endres: I have to agree with you that the consolidation of the lots is an improvement over the shoe string lots that Ketmar developed.

Ashley Champion: Mark thinks so too. Good. We are in agreement.

Mark Bayer: It took a lot of convincing from a financial perspective that to do the right thing by the family and create a nice environment.

Ralph Endres: It depends what they want. If they want a family compound, do they want to have a lot of neighbors? If it was me, I would keep it for my family and that's it.

Mary Bayer: That is where we are headed.

Ralph Endres: That is a good thing. I am not at all adverse to that.

Bessie Tyrrell: I actually got on the Planning Board at those Ketmar hearings because the room had more people in it that it ever had against Ketmar.

Ralph Endres: You have to remember that most everybody on this Board right now was here when they started the Everwilde Project. The execution of plans by the Cooks have not been the best as far as the Board is concerned. The final project that was brought before this Board last year did not resemble anything like the one that was approved by this Board. I may not be here ten years from now. I hope that the property is in the family hands ten years from now and it is not subdivided into 15 more lots.

Ashley Champion: Yes. That is the intent.

Ralph Endres: It would be a much easier situation if we could have that written into their plan.

Ashley Champion: Again for the reasons that I said I appreciate that is something you would like to see. So keep in mind once we combine those lots there is no turning back. We are in an R3 zone now. That is the reason there is such a financial loss by combining them is because we have several lots on the property that are about an acre. That is why we are able to have twenty lots on a 40 acre site in R3 zoning is because they predate the R3 zoning.

Ralph Endres: I commend them for doing that. It does go to their plan to make it a family compound.

Ashley Champion: Yes. Exactly. We appreciate that recognition because the Cooks have been working really hard. They bring on this whole professional team because they want to do the right thing. As soon as those lots, nine of them I think you all said, are combined that there is no turning back on those nine.

Ralph Endres: The Board here wants them to do the right thing. I think we are all on the same page there.

Mark Bayer: That is exactly where we are headed with it.

Chairman Ely: Do we have more questions for our presenters?

Diane Graham: Does the Board want them to have the new tax map numbers before they go for a final meeting?

Chairman Ely: I do not know if the tax map number is as essential as the fact that the lots have been combined. Tax map numbers strikes me as administrative.

Diane Graham shared some recent properties have been held up with County Real Property after map filings requiring more information.

Ashley Champion: Well it can be filed with the Town and the County Real Property can have an issue, but the receipt that Anthony is talking about is with County Real Property. We would have that final consolidation process done. Then as the chairman said the assignment of the tax numbers is you cannot go back from that once they issue that filing approval. It is just an administrative process of the assignment of the numbers.

Chairman Ely: What I was going to suggest since we are getting on into the evening here after a staggering amount of short-term rentals. What I was going to suggest was that I will schedule this for public hearing at our next meeting. If, however, for whatever reason administrative or otherwise you are just plain busy we do not get the consolidation completed before the meeting, I will simply have to adjourn the public hearing to February.

Ashley Champion: Yes. That makes sense.

Chairman Ely: We cannot go forward without it.

Ashley Champion: Understood. We would just ask because I am a little timid to go forward with this process. I understand if we are in compliance there should be no issue. I appreciate the dialog and the back and forth tonight. But is there anything else before we go forward and come to the meeting with this consolidation completed that we should be aware of that is on all of your minds? Obviously, subject to the public hearing and whatever comments the public may have. I think we have gotten a lot of good feedback tonight.

Chairman Ely: You never have any idea what is going to come up at the public hearing.

Ashley Champion: Understand that.

Chairman Ely: A lot of time believe me not one person shows up at a public hearing. It is just the applicant and the Board. On the other hand, as you saw tonight, we had several people write in letters raising issues. Sometimes you get a lot of people out. I just do not know what they would say. We would have to field that the best we could. Sometimes the complaints are meritorious, sometimes maybe less so. So I cannot guarantee that.

Bessie Tyrrell: The other side of the lake will be interested in the lighting.

Ashley Champion: Sure. Okay. Thank you.

Chairman Ely: All I can say if something does come up and you would need time to reflect on it we can simply continue the public hearing.

Ashley Champion: Sure. Okay.

Michael Staub: The electrical issues have to be resolved through permitting and everything before you could proceed. You will have to come up with some plan for that tram. You have already been talking to the people who are going to install it. I am sure they already know what the power profile of that plan is. They can make a recommendation. Electricians can come down and look it over and then get with Phil and make sure that all the i's are dotted and t's are crossed so they can bring the required power down there. You would have the permit in hand to do that and then the rest is just cake.

Mark Bayer: We did have a very preliminary conversation with Finger Lakes Tram. We are going to have to get power down here. We did not get into the nitty gritty, but we will have to work all of that through.

Ralph Endres: Another thing that may come into effect here that you may need a permitting from the Corp of Engineers or some other NYS Environmental Conservation. You are very vague on what the tram is going to be and the size of the tram and how it's going to work on that cliff. If the public hearing was going forth in May, June or July this venue would not be big enough to have the public hearing. The last public hearing on that piece of property was held in the barns. I would say there was anywhere from 250-350 people there.

Ashley Champion: Yes. We were there so we remember it well. A little bit of a different application, right?

Ralph Endres: This is a completely different thing.

Ashley Champion: Good point. We are working to make sure we cover all our bases as far as other permitting agencies. We did confirm with Kevin that is separate from this process.

Chairman Ely: That reminds me though something I wanted to raise, Ashley. Kevin does suggest you may need an Article 15.

Ashley Champion: Yes. We are working with DEC to figure out whether there is any compliance issue there. Kevin assured us that will not hold up the Town process.

Phil Sommer: I would suggest you go to DEC regarding that. If one is needed, it doesn't stop this Board from making a decision. They can go parallel with that Article 15.

Chairman Ely: That is what I understand.

Mark Bayer: We have already reached out and tried to understand the general process. We will be diligent about it. We want to do the right thing.

Ashley Champion: We appreciate you all. I know you have all been involved to some degree for years. Hopefully we have a winner here. We think we do. Thank you.

Chairman Ely: Thank you all.

Other

Chairman Ely thanked Ann Jacobs for her many years of service on this Board. She has been a constructive member of this community and she is going to be very much missed. I am sorry she cannot be here tonight in person because we have a card signed by the Board members and a small token gift for her, which via small recognition for her many years of faithful service. Ann, we thank you and sorry you cannot be here. We will miss you.

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 8:40 pm.

Respectfully submitted,

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

Diane Scholtz Graham
Board Assistant

Appendix Comments – Application #2020-0026, Peters

Appendix Comments – Application #2020-0031, Andrew Hillary Family Trust

Appendix Comments – Application #2020-0023, Bertino

Mary Kay and Craig Golisano
7038 Longview Drive
Naples, NY 14512
Craig.golisano@gmail.com
November 18, 2020

Diane Scholtz Graham
Town of South Bristol
Planning and Zoning
6500 West Gannett Hill Road
Naples, NY 14512
admin@southbristolny.org

Ms. Graham

We would like to send you some observations and some questions about the short-term rental property application by Marc B. Peters for 7025 Longview Drive, Tax Map #194.00-1-11.100.

We have been living at our address for 10 years. We do know that Marc's property has been a short-term rental as a Quiet Place prior to and through the time we have been at the address. To date, we have had no issues or worries about Marc's property or the renters. We would; however, like to know a few things since we received the legal notice of public hearing.

This is the first written notice that we can remember receiving regarding Marc's property. We assume that he needs to reapply on some sort of timetable. What is that timetable?

Are there restrictions in the application for items like:

- Number of people that can stay there,
- Number of automobiles,
- Types of automobiles that may be prohibited (eg. Motorcycles, ATV's, Campers, and the like),
- Are parties allowed,
- Is drone flying, fireworks, or other such things that could disturb the neighbors listed and prohibited?

Are there inspections on the property well and septic systems that need to be conducted on a regular basis?

Since the neighbors are responsible for road maintenance on this private drive, are we protected against excessive wear and tear to the road should it occur?

And lastly, for now, how does insurance work? For example; since Marc's property is on a private road and there is a vehicle accident or an injury, are the other property owners on the road liable for the damages in addition to Marc?

Thank you,

Mary Kay and Craig Golisano

December 9, 2020

To: Town of South Bristol Planning Board

Re: Public Hearing, December 9, 2020, on short term rental permits

We are Alan and Mary Isselhard and we own 3.9 acres of vacant land on Longview Dr. near where Marc Peters is attempting to get a Short Term Rental (STR) permit for a commercial business he has been running in a residential district for quite some time and without our knowledge or legal permission from the town in a district that's zoned residential not commercial. This proposed STR operation is very near our parcel and all traffic into Mr. Peters STR parcel would have to pass by our parcel. Furthermore, this part of Longview Dr. is a one-lane private dirt road!

We are strongly opposed to the issuance of this STR permit to Mr. Peters by the South Bristol Planning Board. Longview Dr. is a marked private road and as such it is maintained by all the individual property owners using Longview Dr. - at their expense including ourselves. We feel there may be overuse of this dirt road as a result of STR town approval. We question the legality that STR permits of this type can be legally issued by the municipality to dwellings unless that dwelling has egress from a **public road**. The town has no way to control the speed of vehicles or limit the type of vehicle on the road or post speed limits, signage, etc. on this private road. Cars, campers, RV's, ATV's, motorcycles, dirt bikes can easily tear up the dirt road, create excessive dust and disrupt the peace and quiet of our private dirt lane. Mr. Peters has no way to control the actions of his short term renters and their friends that these renters invite out for a day - visiting vehicles from people Mr. Peters never heard of or expected. Mr. Peters has already exposed his neighbors to possible liability without their knowledge by advertising and renting this property out without a legal permit from the municipality. Even if he has maintained insurance, insurance may not necessarily pay out a claim when one operates a commercial business in a restricted residential zone. He has no business operating the STR at all even though he has apparently done this for some period of time without town permission. Based on this past action we have no confidence in Mr. Peters and his future actions. With limited enforcement possible and the Ontario Co. sheriff's office claiming they would not take action unless there were multiple complaints, it appears it becomes the unwanted job of property owners to somehow monitor the situation and expect the town to maintain order. Law enforcement possibly may be difficult and can become a big headache and liability to all of us. We know this because we have already spoken with the Ontario Co. sheriff's office about this specific STR matter.

If one of Mr. Peter's renters had an accident on Longview Dr. itself - are we all liable for damages? Who can legally answer this in writing with authority - and not at our expense? **Is the town going to protect us in liability situations like this?** Please explain to us how the town will protect us in a liability situation prior to issuing a STR permit to Mr. Peters.

Again to address the issue of the use of a private road an STR permit should not be issued on a shared private road without the written approval from all the Longview Dr. property owners responsible for liability issues and the shared maintenance of the road. It is not the Town of

South Bristol Planning Board's prerogative to expand property owner's risks, responsibilities, and expenses to enable the financial gain of Mr. Peters.

Mr. Peter's STR is a commercial business that involves money exchange, contracts, advertising, deposits, IRS filings and banking. All of this clearly points to a commercial enterprise and not a residential use and it is not residential in nature.

The nature and demand for STR's is ever changing due to lack of venues. Although the current internet ad Mr. Peters uses claims 2-3 night stays are required (see web site: <https://www.vrbo.com>) that could be changed by a key stroke and we would get no notification. The ad says "no events", that does not mean no parties? Renter's cars might park on Longview Dr. in spite of 6 acres of land belonging to Mr. Peters. Does he plow 6 acres? Cars parked in the road because of guests of renters can pose a huge problem in an emergency as there is hardly enough room for 2 vehicles to pass each other on Longview Dr. The increased use of well water and septic have an undeniable impact on neighboring properties. These problems, combined with over use of the road, bring about impacts that cannot be reversed without huge expense to other property owners.

The legal issues in this matter are overwhelming and the town should protect Longview Dr. residents by not issuing a STR permit. There is one certainty and that is if this permit is issued we will ask for an assessment reduction on our parcel in 2021 due to a depreciation of property values.

Sincerely,

Alan and Mary Isselhard
8135 North Huron Rd.
Wolcott, NY 14590

admin@southbristolny.org

From: Martin Gordon <megite@rit.edu>
Sent: Wednesday, December 9, 2020 11:27 AM
To: admin@southbristolny.org
Cc: Phil Sommer
Subject: Neighbor Comment on Short Term Rental Application

Importance: High

Hi Diane,

We have one “public” comment on the following short term rental which is across the street and uphill from us...

Short-Term Rental Application #2020-0031 (Public Hearing)
Owner: The Andrew Hillary Family Trust
Representative: Linda Maltese
Property: 6804 St Rt 21
Tax Map #: 190.00-2-33.120
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 10

“There were two instances this summer when occupants were screaming obscenities and one instance where the screaming led my in-laws to believe someone was being attacked. We called the Sherriff and they actually went over to investigate – everything was ok it was just a big wild party. I just want to be sure that the owner puts a section on noise disturbance (in addition to quiet hours) in their rental agreement. Also, it would be nice if they did not rent to bachelor parties and focus just on family groups. As former vacation property owners ourselves we understand the issues, but also know first-hand that owners do have control of their property - if they are attentive and conscientious. The property location is elevated and the sound travels all the way down to Walton Point, us and Pine Bank. We have no issue with short-term rentals as long as these points are addressed.”

Thanks,
Marty

Prof. Martin E. Gordon, PE, DFE
Past-President, National Academy of Forensic Engineers
Professor and Director for External Academic Relations
College of Engineering Technology
Rochester Institute of Technology
Slaughter Hall – Rm. 2426
78 Lomb Memorial Drive
Rochester, New York 14623
716-913-2912 (cell) 585-475-7712 (office)
For large files please use: <https://spaces.hightail.com/uplink/gordon>

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admin@southbristolny.org

From: admin@southbristolny.org
Sent: Tuesday, December 8, 2020 9:58 AM
To: 'Ann Jacobs'; 'Ann Marie Rotter'; 'Bessie Tyrrell'; 'James Ely'; 'Mary Ann Bachman'; 'Matthew Sousa'; 'Michael Staub'; 'Ralph Endres'; 'Sam Seymour'
Cc: 'Ann Jacobs 2'; 'Ann Marie Rotter 2'; 'Bessie Tyrrell 2'; 'James Ely 2'; 'Mary Ann Bachman 2'; 'Matthew Sousa 2'; 'Michael Staub 2'; 'Ralph Endres 2'; 'Sam Seymour 2'; 'Phil Sommer'; 'Anthony Venezia'; 'mbertino@nbconsultingllc.com'; 'kdooley812@gmail.com'
Subject: FW: 7040 SR 21 - #2020-0023
Attachments: Letter to Planning Board-12-8-2020_20201208.pdf; Bertino Survey Map_20201208.pdf; Survey of 7031 SR 21_20201208.pdf; Parcel Detailed Report-7040.pdf; Parcel Summary Report-7031.pdf
Importance: High

Board Members and Applicant/Owners:

Please review the attachments for application #2020-0023, 7040 St Rt 21, Bertino docks for December 9 public hearing meeting.

Thank you.

Diane

From: Jack Schuppenhauer [mailto:jackschup@gmail.com]
Sent: Tuesday, December 8, 2020 9:31 AM
To: Diane Scholtz Graham <admin@southbristolny.org>
Subject: 7040 SR 21 - #2020-0023

Hello, Diane. Attached is a letter along with supporting documents, commenting on the above application. Please let me know if you need anything further. Thanks, and if we do not communicate, have a happy and safe holiday season.
Jack

--

John A. Schuppenhauer

John A. Schuppenhauer
Attorney at Law
35 South Main Street
Canandaigua, NY 14424
Telephone (585) 394-0570
Facsimile (585) 394-5136

Please note: Effective 12/1/15, MY MAIN EMAIL WILL CHANGE. PLEASE SEND FUTURE EMAILS AFTER THAT DATE TO:

jack@schuplaw.com

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THE SCHUPPENHAUER LAW FIRM



35 South Main Street • Canandaigua, New York 14424 • Thefirm@schuplaw.com

December 8, 2020

Planning Board
Town of Bristol
600 Gannett Hill Road
Naples, N.Y. 14412

Re: Application #2020-0023 – 7040 State Route 21 South

Dear Members of the Planning Board:

My wife, Elizabeth and I are the owners of 7031 State Route 21 South, the property to the immediate north of the above referenced property. We received the notice of your hearing regarding the application for the approval of the massive dock structure proposed for #7040. This is the first we heard of such an application: the owners of the property mentioned nothing to us about this.

While we have no objection to the erection of the dock structure to the south, which clearly is designed for a boat, we most strenuously object to the erection of the “dock”, which in reality we believe is essentially a “deck”, on the north side of the property.

By way of background, the subject property consists of an 810 square foot structure (listed as a 3 bedroom, one bath two story structure) to the west of Route 21, and a limited amount of land on the Lake side. The two dock structures together comprise nearly 1150 square feet of area. The owners of the property have traditionally kept an inboard/outboard power boat, approximately 18 to 20 feet in length, in a boat hoist located along the shoreline toward the south end of their property. They have used the rectangular parcel on the north side, which is grass covered, surrounded by a wooden retaining wall, and shaded, for sunbathing, picnicking. That area is approximately 60 x 40 feet in dimension, and has ample space for the occupants of the home. The owners have never moored or tied boats to east the wooden breakwall that surrounds that grassy area (as it is extremely shallow there).

From that grassy area, the owners have a pleasant view of the lake, unobstructed by any structures, save a floating raft that they usually moor about 25 feet to the east. They have expressed their sensitivity to having an unobstructed view: a number of years ago, we placed a small boat hoist to accommodate an aluminum fishing boat, and they complained both to the Code Enforcement Officer and the Department of Environmental Conservation. We removed the boat hoist altogether, and now secure our 23' boat to whips on the north end of our break wall, completely out of their view. Yet now, they seek to erect a structure out onto the Lake that will obstruct and interfere with the view of not only our property, but of all the properties to the north of us along the south side of Coy Point.

The structure that they propose to erect on the south side of their property is ample to accommodate not only the single power boat that they have traditionally used, but also two other power boats. Further, it has a 16' x 16' (256 Square feet) deck at its east end. This deck, together with the grassy area encompassed by their wooden breakwall, will easily and comfortably accommodate the number of occupants of that small structure. It is hard to imagine why there would be a need for additional deck space of 582 Square feet – a deck that essentially reclaims 690 square feet of the Lake. It is important to note that the area to the east of their breakwall is extremely shallow, and cannot be used to tie or moor any boats. It is quite clear that the structure to the north is to be used solely as deck, and not dock space, and essentially extends the footprint of their property out into the Lake. An approval of the north dock structure would set a dangerous precedent by inviting all Lake residents in the Town to erect massive recreation decks out onto the water. The result could be the reclamation of a considerable part of the Lake, to the detriment of boaters, fishermen, and wildlife.

Attached is a copy of the Instrument Survey map of the property at 7040. Attached is also a copy of the survey map for our property at 7031. If you physically observe the two properties, you will be able to see that there is a grove of arborvitae bushes that forms a privacy barrier between our properties. This has enabled the occupants of both properties to enjoy the Lakefront, while not disturbing the other's privacy or view. A recreational deck that will be constantly occupied that protrudes well out into the Lake – 33 feet, will not only affect our privacy but will also obstruct our view to the south – and from the deck off the side of our house there is a spectacular view of the south end of the Lake, including the West River.

There are some additional points that you may want to consider:

- 1) The wooden retaining wall on the creek side is collapsing in at least one place, and is in dire need of repair. If that is not repaired the creek bed and the waterflow therefrom could be compromised;
- 2) There is no mention of the location of the water source for the home at 7040, which now runs underneath the Route 21 culvert and along the creek bed out to the area where the proposed dock is to be erected, where the pump is usually submerged. This may not be a permissible location of a water source according to the State DOT. Should the placement of the water source be considered in the review of this application as well?

In sum, we do not oppose the erection of the single dock structure proposed on the south end of the property, which sits well back our shoreline and will be completely out of view of our property and all the other properties on the south side of Coy Point. We hope that you will do the right thing for the owners of property in the Coy Point area as well as the users of the Lake and the wildlife, and limit your approval to the south docking system.

Sincerely,



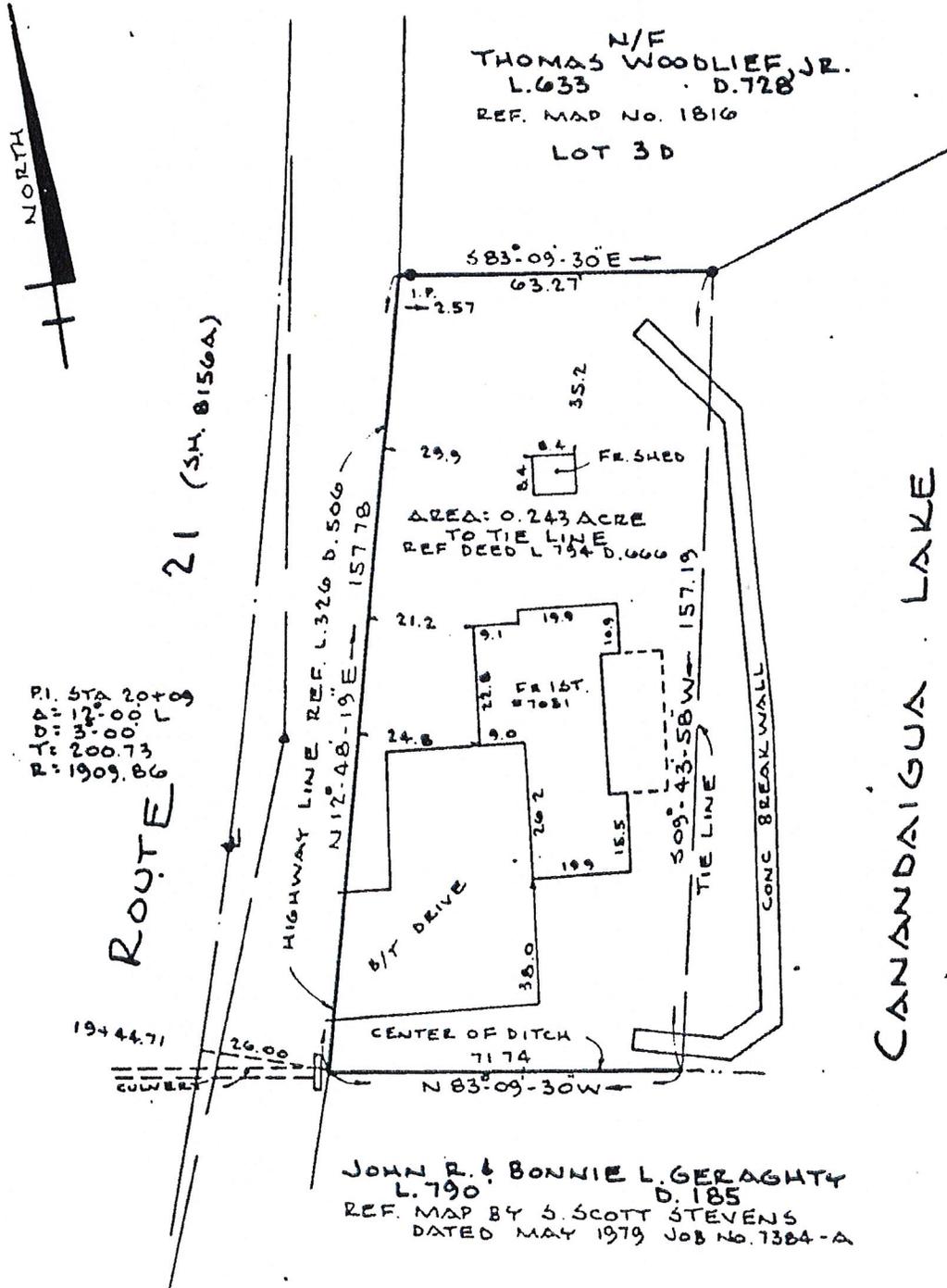
John A. Schuppenhauer

JASj

Encs.



CRAIG E. WELCH & ASSOC.
 LAND SURVEYORS
 AVON, NEW YORK 14414
 PHONE: 716-226-3054



N/F
 THOMAS WOOLIEF, JR.
 L. 633 D. 728
 REF. MAP No. 1816
 LOT 3 D

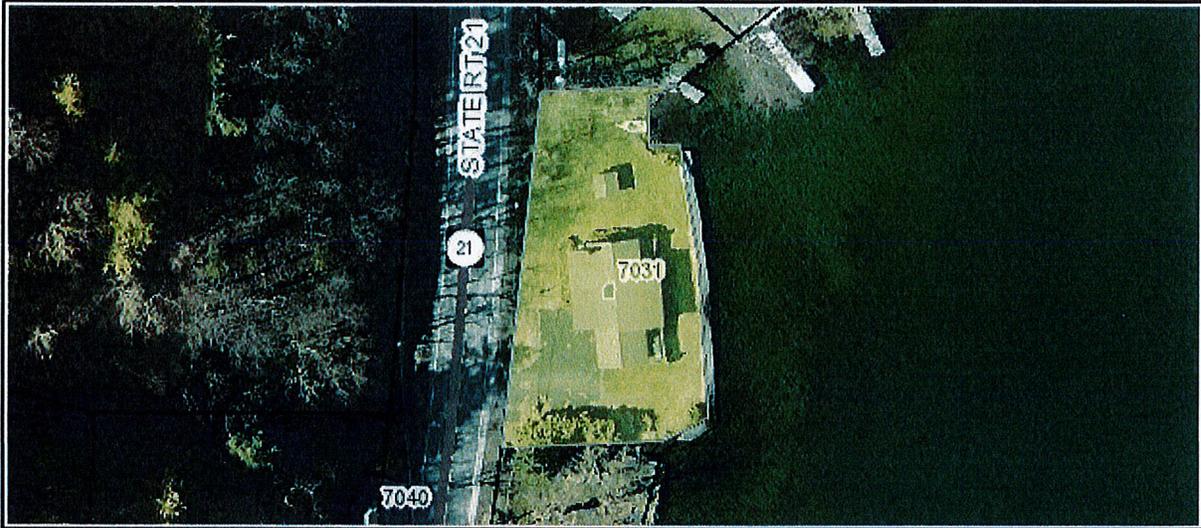
P1. 57A 20+09
 P10: 17.00
 P1: 3.00
 P: 200.73
 P: 1909.86

ROUTE

JOHN R. & BONNIE L. GERAGHTY
 L. 790 D. 185
 REF. MAP BY J. SCOTT STEVENS
 DATED MAY 1979 JOB No. 7384-A

●: IRON PIPE SET

SUBJECT TO POLE LINE EASEMENT ALONG
 HIGHWAY LINE REF. L. 272 D. 570



NOTE: Inventory and assessment data originates with the respective local assessor

Property Information

Tax Map ID: 191.17-1-28.000
Physical Address: 7031 St Rt 21
Community: Town of South Bristol
Easting: 610395 **Northing:** 975763
Acres: 0.271 **Neighborhood:** 1060
Roll Section: 1 2020 **% Steep Slope:** 0
Property Class: (210) 1 Family Res
School District: Naples Central
Frontage: 157.78 **Depth:** 71.74
Heat: Hot air
Fuel: Oil
Water: Private
Sewer: Private
% NYS DEC Wetland: 0 **% NWI Wetland:** 10

BUILDING DETAILS (primary bldg only):

Year Built: 1960 **Sq Ft.** 1,224
Condition: Fair
Style: Ranch
Stories: 1 **Central Air:** 0
Siding: Alum/vinyl
Basement: Crawl
Full Baths: 1 **Half Baths:** 1
Bedrooms: 2 **Fireplaces:** 0

Please see Parcel Detail Report for complete info

Assessed Values:

Full Market Value: \$380,000
Total Assessment: \$380,000
Land Assessment: \$311,200

WHERE TO VOTE:

6500 Gannett Hill Rd, Naples
(South Bristol Town Hall)

Owner Information

Owners: SCHUPPENHAUER, JOHN A & ELIZABETH K

Recent Sales

Residential Sales (Valid Only)

Address 1: 274 BRISTOL ST

City: CANANDAIGUA

State, ZIP: NY 14424

Deed Book: 1423 **Deed Page:** 746 **Date:** 2/22/2019 **Comments:**





NOTE: Inventory and assessment data originates with the respective local assessor

Property Information

Tax Map ID: 195.05-1-1.200
Physical Address: 7040 St Rt 21
Community: Town of South Bristol
Easting: 610216
Northing: 975639
Roll Section: 1 2020 **Acres:** 0.476
Property Class: 260 Seasonal res
School District: Naples Central
Frontage: 128.00 **Depth:** 144.00
Heat: Hot air
Fuel: Propane/LPG
Water: Private 6500 Gannett Hill Rd, Naples (South Bristol Town Hall)
Sewer: Private
NOTES:

WHERE TO VOTE:

BUILDING DETAILS (primary bldg only):

Year Built: 1876 **Sq Ft.** 810
Condition: Fair
Style: Cottage
Stories: 2 **Central Air:** 0
Siding: Wood
Basement: Slab/pier
Full Baths: 1 **Half Baths:** 0
Bedrooms: 3 **Fireplaces:** 0

NOTE: Please see pages 5-6 of this report for details of additional buildings on this property.

Assessed Values:

Full Market Value: \$240,000
Total Assessment: \$240,000
Land Assessment: \$206,000

Owner Information

Owners: BERTINO, KAREN ELAINE & MATTHEW THOMAS (LIVING TRUSTS, 5/27/2013)**
Address 1: BROCK COTTAGE BRIDGE ST
City: THORNBOROUGH
State, ZIP: MD182
Deed Book: 1389 **Deed Page:** 62 **Date:** 8/1/2017

Recent Sales

Residential Sales (Valid Only)

1/28/2003 \$160,000 Land & Building

Comments:



Previous Owners

OWNER NAME(S): BERTINO, MATTHEW T & KAREN E

DEED DATE: 4/7/2010

DEED BOOK: 1242

DEED PAGE: 364

CLERK NUMBER: 201004070024

COMMENTS:

OWNER NAME(S): BERTINO, NANCY

DEED DATE: 1/1/2003

DEED BOOK: 1091

DEED PAGE: 611

CLERK NUMBER: 200301310192

COMMENTS:

OWNER NAME(S): LENDWAY, BRIAN T & GEORGE J

DEED DATE: 12/01/1986

DEED BOOK: 857

DEED PAGE: 839

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): GERAGHTY, JOHN R & BONNIE L

DEED DATE: 07/01/1979

DEED BOOK: 790

DEED PAGE: 185

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): ROSEBROUGH, JAMES R & ALBERTA (PT OF)

DEED DATE: 10/01/1953

DEED BOOK: 546

DEED PAGE: 584

CLERK NUMBER:

COMMENTS:



Tax Information

SPECIAL DISTRICT TAX RATES

Special District	Code	SD Tax Rate	UN Tax Rate	FE Tax Rate
South Bristol Fire Protection	FD461	0.362172	\$0	\$0
South Bristol Ambulance	AD461	0.000000	\$0	\$0

EXEMPTIONS

Exemption Description	Code	County	Town	Village	School
-----------------------	------	--------	------	---------	--------

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE	TAXABLE	TAX YEAR
School Tax:	16.156993 x	\$240,000 / 1000 =	\$3,877.68 2018-2019
County Tax:	6.350356 x	\$240,000 / 1000 =	\$1,524.09 2019
Town or City Tax:	1.168155 x	\$240,000 / 1000 =	\$280.36 2019
Village Tax:	0.000000 x	\$240,000 / 1000 =	\$0.00 2019

Municipal and School Taxes Subtotal: \$5,682.12

+ Special District Taxes Subtotal:

TOTAL ESTIMATED TAXES:

SURVEYS

Survey ID	Survey Link (copy and paste in a browser)
31543	http://oncorng.co.ontario.ny.us/surveys/31543.tiff

TAX BILLS

(copy and paste link in a browser)

School: https://oncorng.co.ontario.ny.us/TaxbillSchool/195.05-1-1.200_School.pdf
County/Town: https://oncorng.co.ontario.ny.us/TaxbillCountyTown/195.05-1-1.200_CountyTown.pdf

City:

Village:

TAX MAP

http://oncorng.co.ontario.ny.us/taxmap324600/Town of South Bristol_195.05.pdf



Additional Inventory

IMPROVEMENTS

Structure Description	Code	Year	Sqft	Dim1	Dim2	Condition	Grade
Shed-machine	FC1	2019	288	12	24	Good	Average
Porch-screen	RP3	1876	316	0	0	Normal	Average

LAND DESCRIPTION

Notes: Soil Rating is assigned for tillable, pasture, woodland, muck, orchard and vineyard land types. Click on the Soil Rating heading for more information about how the rating was determined. Although unusual, there may be characteristics that affect the base land value. If so, this "Influence" description is indicated at the end of the table.

Land Type	Waterfront	Soil Rating	Acres	Depth	Frontage	Value
Residual			0.000	0	0	\$2,028
Waterfront	Lake		0.000	25	143	\$203,975



Individual Building Details

RESIDENTIAL BUILDINGS

Building Style:	Cottage	Overall Condition:	Fair
Actual Year Built:	1876	Construction Grade:	Economy
Effective Year Built:	1976	Number of Stories:	2
Year Remodeled:	0	Heating Type:	Hot air
Number of Bedrooms:	3	Fuel Type:	
Number Full Baths:	1	Exterior Wall Material:	Wood
Number Half Baths:	0	Basement Type:	Slab/pier
Number of Kitchens:	1	Central Air (1 - Yes):	0
Number of Fireplaces:	0		

BUILDING AREA (in square feet)

Total Living Area:	810	1/2 Story:	182	Finished Basement Area:	0
First Story:	628	<i>Unfinished:</i>	0	Finished Attic Area:	0
Second Story:	0	3/4 Story:	0	Finished Rec Room Area:	0
Additional Story:	0	<i>Unfinished:</i>	0	Finished Over Garage:	0





Property Analysis

Type	Description	% Coverage	Acres
Ecological Community	Mowed Lawn	42.037%	0.2
Ecological Community	Summer-Stratified Monomictic Lake	2.789%	0.0
Ecological Community	Hemlock-Northern Hardwood Forest	19.985%	0.1
Ecological Community	Successional Northern Hardwoods	35.190%	0.2
Flood Zone	AE	5.4%	0.0
NRCS Soils	Lordstown-Manlius-Towerville complex, 35 to 80 percent slopes, extremely st*	100.0%	0.5
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	0.5
Utilities - Gas	NO SERVICE	100.0%	0.5
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	0.5
Watershed	Canandaigua Lake	100.0%	0.5
Wetlands - NWI	Lake	2.0%	0.0



Local Zoning

Note: OnCOR users are strongly urged to contact the municipal planning/zoning office to confirm accuracy of the zoning information listed below.

Community Zoning Type	Description	% Coverage
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