



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

Planning Board Meeting Agenda

Wednesday, April 21, 2021

Short-Term Rentals will start at 6:30 pm with the regular meeting immediately following

Meeting will be in-person at the Town Hall with face masks and social distancing

Zoom for public listening and viewing only

Join Zoom Meeting

<https://us02web.zoom.us/j/82523135554?pwd=R3ErZEgxQ0FCN2NLOEZBemVUTVdSQ09>

Meeting ID: 825 2313 5554 Passcode: 360903

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 March 17, 2021 Planning Board Meeting Minutes

Short-Term Rental Old Business

Short-Term Rental Application #2021-0001 (Public Hearing)

Owner: James Bachman & Mary Ann Bachman et al

Representative: Mary Ann Bachman

Property: 66 Cliffside Drive

Tax Map #: 168.16-1-4.085

Zoned: PD (Planned Development)

Sleeping Occupancy: 6

Short-Term Rental Application #2021-0002 (Public Hearing)

Owner: Mary Ann Bachman & James Bachman

Representative: Mary Ann Bachman

Property: 85 Cliffside Drive

Tax Map #: 168.16-1-4.085

Zoned: PD (Planned Development)

Sleeping Occupancy: 6

Short-Term Rental New Business

Short-Term Rental Application #2021-0006 (Preliminary)

Owner: Philip Pleger & Charles Kline
Representative: Philip Pleger
Property: 5864 Seneca Point Rd
Tax Map #: 178.11-1-9.111
Zoned: LR (Lake Residential)
Sleeping Occupancy: 8

Short-Term Rental Application #2021-0007 (Preliminary)

Owner: Thomas & Kari Gunter-Kremers
Representative: Thomas Gunter-Kremers
Property: 18 Golfside Circle
Tax Map #: 168.15-1-29.180
Zoned: PD (Planned Development)
Sleeping Occupancy: 6

Short-Term Rental Application #2021-0008 (Preliminary)

Owner: Gunter Kremers Family LLC
Representative: Thomas Gunter-Kremers
Property: 30 Andrews Way
Tax Map #: 168.15-2-16.000
Zoned: PD (Planned Development)
Sleeping Occupancy: 8

Short-Term Rental Application #2021-0009 (Preliminary)

Owner: Steven P. Welch & Jennifer P. Welch
Representative: Steven Welch
Property: 7026 Co Rd 12
Tax Map #: 194.00-1-25.000
Zoned: R5 (Residential 5 Acre)
Sleeping Occupancy: 4

Short-Term Rental Application #2021-0010 (Preliminary)

Owner: Ian M. Boni
Representative: Ian Boni
Property: 6171 St Rt 64
Tax Map #: 177.00-1-17.111
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 6

Short-Term Rental Application #2021-0011 (Preliminary)

Owner: Amy M. Grasso & Brian M. Grasso
Representative: Brian Grasso
Property: 39 Cliffside Dr
Tax Map #: 168.16-1-6.039
Zoned: PD (Planned Development)
Sleeping Occupancy: 8

Short-Term Rental Application #2021-0012 (Preliminary)

Owner: Seneca Point LLC
Representative: Ken Hale & John Curtis
Property: 5705 Applewood Drive
Tax Map #: 168.20-1-13.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 12

Short-Term Rental Application #2021-0013 (Preliminary)

Owner: Daniel P. Crowley
Representative: Daniel Crowley
Property: 6830 Co Rd 34
Tax Map #: 177.00-1-33.000
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 4

Short-Term Rental Application #2021-0014 (Preliminary)

Owner: Adam & Melissa M. Jones
Representative: Susan Glenz
Property: 7069 St Rt 21
Tax Map #: 195.05-1-11.110
Zoned: LR (Lake Residential)
Sleeping Occupancy: 6

Short-Term Rental Application #2021-0015 (Preliminary)

Owner: Ellen & Mitchell C. Regenstreif
Representative: Finger Lakes Premier Properties
Property: 5928 Seneca Point Rd
Tax Map #: 178.14-1-10.100
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 10

Regular Old Business

Proposing a local law on events

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

Other

Motion to Adjourn

Town of South Bristol Planning Board Meeting Minutes Wednesday, April 21, 2021

Present: Mary Ann Bachman
James Ely
Ralph Endres
Jason Inda
Michael McCabe
Sam Seymour
Matthew Sousa
Michael Staub

Excused: Ann Marie Rotter

Guests: Dr. Ken Hale
Amy & Brian Grasso
Daniel & Timothy Crowley
Ian Boni
Thomas Gunter-Kremers
Philip Pleger
Steven & Jennifer Welch
Adam Jones
Lindsay Bolton
Phil Sommer
Steve Cowley

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 except for Ann Marie Rotter.

Reading of Vision Statement

Ralph Endres read the Comprehensive Plan Vision Statement.

Minutes

Michael Staub moved to approve the March 17, 2021 meeting minutes as written. Matthew Sousa seconded the motion. The motion was unanimously adopted by all board members present.

Other

Chairman Ely: Welcome Jason Inda who joins us as first alternate. Jason was on the Board years ago. Welcome back. Welcome Michael McCabe who joins us as second alternate. Very pleased to have you with us as well.

I want you to be fully engaged in all the conversations and have all the material the Board has. Given the fact that we often have a member absent, there is frequently a chance to participate in voting as well.

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 short-term rental applications where the applicant/owners are seeking a short-term rental operating permit:

2021-0001 for property owned by James and Mary Ann Bachman et al located at 66 Cliffside Drive, tax map #168.16-1-4.066;

2021-0002 for property owned by James D. Bachman and Mary Ann Bachman located at 85 Cliffside Drive, tax map #168.16-1-4.085;

Said hearing will take place on the 21st day of April, 2021 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
Ap 08 97206

Chairman Ely: Board members will recall that Mary Ann has recused herself from any voting on these two applications. That is still in effect.

Short-Term Rental Application #2021-0001 (Public Hearing)

Owner: James Bachman, Mary Ann Bachman et al
Representative: Mary Ann Bachman
Property: 66 Cliffside Drive
Tax Map #: 168.16-1-4.085
Zoned: PD (Planned Development)
Sleeping Occupancy: 6

Mary Ann Bachman: This is a 1400 square foot, two bedroom, and two full bath condominium in the fourth building at Bristol Harbour. We are going to seasonally rent it. This will be a first for us. We did not rent last year at all because of COVID, so we suspended renting for a year. We are seasonal May through October. A two night minimum. In the summer mid-June through Labor Day we are seven day weekly rental. It is preferable for us for management purposes, but also following HOA condo rules with minimum night stays. Bristol Harbour also has a rental policy that has a two night minimal stay. We post our rules on the refrigerator. We have keyless entry and give them the entry code and go over the rules and regulations. Our rules, condo rules, village rules, when they enter. Parking as I said last month can be tight at Bristol Harbour. It is not really an issue. We do have the one reserved parking spot in front of the condo unit. Then there are plenty of unmarked parking in the garage. As with all of Bristol Harbour, any overflow would be directed to the community center. We are assigned one reserved spot, but there is additional parking. We would cap it out anyway. When we have guests, we only have a couple of cars. If there was any more than that, I would advise them to park across the street at the community center.

Town of South Bristol Planning Board Meeting Minutes 04.21.2021 Approved

Chairman Ely: Thank you. Diane, have we received any written or verbal comments in connection with 66 Cliffside?

Diane Graham: No.

Chairman Ely: Do Board members have any questions?

Mary Ann Bachman: I did put the occupancy at six for that particular condo. As I said last month it has a king in one bedroom, a queen and a twin in the second bedroom and we have a sofa. We cap at four-five. Just in case depending on if it is four adults and a child. We advertise as four.

Chairman Ely moved that based on a review of short-term rental application #2021-0001 and the testimony presented at the Planning Board meeting on March 17, 2021 and public hearing on April 21, 2021, the Planning Board hereby approves the granting of a short-term rental operating permit to the applicant/owner. Ralph Endres seconded the motion.

Vote of the Board:

James Ely – Aye
Ralph Endres – Aye
Sam Seymour – Aye
Matthew Sousa – Aye
Michael Staub – Aye

Motion is carried.

Short-Term Rental Application #2021-0002 (Public Hearing)

Owner: Mary Ann Bachman & James Bachman
Representative: Mary Ann Bachman
Property: 85 Cliffside Drive
Tax Map #: 168.16-1-4.085
Zoned: PD (Planned Development)
Sleeping Occupancy: 6

Mary Ann Bachman: Again, in the same building. It is a 1,400 square foot, two bedroom, and two full baths. The bed configuration is a little different with this one. A king in one bedroom, a queen in a second bedroom, then it has a pull-out queen sofa. We do advertise four-five persons. That unit we usually get couples. Parking spaces is off-street. We do get one reserved parking spot in front and any additional parking is on the opposite side of the condo parking garage. The guests are told any additional parking, more than two-three cars, would need to park across the street at the community center. Especially in the months July and August it can be tight. We usually do not have that issue. When guests arrive they usually have two cars at the most. Same thing, two night minimum. Mid-June through Labor Day it is condo rules. It needs to be a weekly stay. It works best for us for management anyway. It is seasonal maybe mid-May through October. October is a very busy because of fall foliage. It is a beautiful area for weekends. Again, we prefer to meet our guests if we can. Might be a little different this year because of COVID. It is keyless entry. We may have them self-check-in. We prefer to meet our guests. We go over the rules and checking out and condo rules, which are posted on the refrigerator. In both situations, we have to fill out forms in advance for the condo and the village. You have register your guest. I have to get the make, model, color of the car and a license plate number. I have to submit that to register them. The

names of all guests. I think that is especially important now because of the contact tracing. We asks for all of the names that are staying in the unit and the cars registered then you submit it into the condo management and the village or maybe it goes to the village now and they are giving it to the condo association. No events. No parties.

Chairman Ely: Board members have any questions? Diane, have we received any written or verbal communications?

Diane Graham: No.

Chairman Ely: Anyone wish to speak to this application?

Chairman Ely moved that based on a review of short-term rental application #2021-0002 and the testimony presented at the Planning Board meeting on March 17, 2021 and public hearing on April 21, 2021, the Planning Board hereby approves the granting of a short-term rental operating permit to the applicant/owner. Michael Staub seconded the motion.

Vote of the Board:

James Ely – Aye
Ralph Endres – Aye
Sam Seymour – Aye
Matthew Sousa – Aye
Michael Staub – Aye

Motion is carried.

Chairman Ely: I will close the public hearing. We have a number of short-term rentals under new business. Our chance to ask questions and your chance to give us information.

Short-Term Rental New Business

Short-Term Rental Application #2021-0006 (Preliminary)

Owner: Philip Pleger & Charles Kline
Representative: Philip Pleger
Property: 5864 Seneca Point Rd
Tax Map #: 178.11-1-9.111
Zoned: LR (Lake Residential)
Sleeping Occupancy: 8

Chairman Ely: Please introduce yourself for the record.

Philip Pleger: I am Philip Pleger.

Chairman Ely: Thank you Mr. Pleger. Can you describe the property that you are seeking to rent?

Philip Pleger: Yes. This will be my fourth season of rental. I just do summer rental. It is a house self-built more or less. I was the contractor and did a lot of the work myself. In four years of rental I have not had any trouble. I meet all the criteria. Filled out the application. Phil did an inspection and said everything was fine. I was told to be here today to answer any questions you might have.

Chairman Ely: Alright good. Thank you. How many people can you accommodate?

Philip Pleger: Eight.

Chairman Ely: Do you have parking space for that number?

Philip Pleger: It is four bedrooms each with a bath plus two half baths.

Chairman Ely: Is there adequate parking?

Philip Pleger: Yes. Parking enough for probably ten cars.

Chairman Ely: Board members have questions? Is the rental seasonal primarily?

Philip Pleger: I rent from mid-June to mid-September seasonal.

Chairman Ely: Not in the winter months?

Philip Pleger: No. It is my primary residence.

Michael Staub: No parties, events, weddings or anything like that?

Philip Pleger: No events are allowed.

Chairman Ely moved that the Planning Board accept the short-term rental permit application #2021-0006 as completed and set the application for final review/public hearing on May 19, 2021. Michael Staub seconded the motion.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, J. Inda, S. Seymour, M. Sousa, M. Staub

Nays: 0

Motion is carried.

Short-Term Rental Application #2021-0007 (Preliminary)

Owner: Thomas & Kari Gunter-Kremers

Representative: Thomas Gunter-Kremers

Property: 18 Golfside Circle

Tax Map #: 168.15-1-29.180

Zoned: PD (Planned Development)

Sleeping Occupancy: 6

Chairman Ely: Please introduce yourself for the record.

Thomas Gunter-Kremers: My name is Thomas Gunter-Kremers.

Chairman Ely: Can you describe briefly the rental?

Thomas Gunter-Kremers: So 18 Golfside is a townhouse. It is about 1,400 square foot. Three floors. We have a king, a queen and two single beds as well as a couch. We do not fill the space. We limit it to just six for the beds or if someone wants to sleep on the couch instead of a bed. We do not want large parties. We do not want problems. We do not have events. The community center does not allow us to do events for short-term rentals. We have owned the property for about four years. I was actually on the rental committee for Bristol Harbour Homeowner's Association for a while helping out with the most recent set of rules that they had put out. We rent mostly in the summer, but we do take rentals in the winter. We do two nights in the winter and in the summer we do five nights minimum. We do not allow pets.

Chairman Ely: Where do your guests typically come from?

Thomas Gunter-Kremers: Last year was a really interesting year because we started out with people mostly from Texas and South Carolina and they all cancelled. Then it was people from North Carolina and Virginia and they all cancelled. We ended up with mostly people from downstate New York, some from Pennsylvania and Massachusetts. It was all contiguous states. We rebooked three times last year.

Chairman Ely: You have adequate parking for this number?

Thomas Gunter-Kremers: We have two dedicated spaces for this unit and directly across from the unit. Then there is end overflow and we are right by the community center. Generally we try to limit to two cars. We do have to register all renters with the HOA including license plates. It is rare that we have two let alone three cars.

Chairman Ely: Great. Board members have any questions?

Ralph Endres: Yes. You say it is three stories. Where are the bedrooms?

Thomas Gunter-Kremers: There is a bedroom on the first floor with a queen bed, master bedroom on the second floor with a king and then there is a loft bedroom.

Ralph Endres: You do not have a third story that goes up to the attic and have a bedroom up there?

Thomas Gunter-Kremers: That is the loft. We are an end unit so if you look at the way they are designed the middle units all have storage areas/attics. All the end units have bedrooms on the third floor. So 18, 24, 17 and 12 are all on our side of the street all have the same configuration with three bedrooms.

Ralph Endres: So it is three bedrooms?

Thomas Gunter-Kremers: Yes. The loft is technically not a bedroom because it does not have a door, but it does have a window.

Ralph Endres: How is the egress from that?

Thomas Gunter-Kremers: We have maps for how to get down from it. There are portal windows where somebody could drop to the second floor if the stairs were blocked.

Chairman Ely: Any other questions?

Chairman Ely moved that the Planning Board accept the short-term rental permit application #2021-0007 as completed and set the application for final review/public hearing on May 19, 2021. Michael Staub seconded the motion.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, J. Inda, S. Seymour, M. Sousa, M. Staub

Nays: 0

Motion is carried.

Short-Term Rental Application #2021-0008 (Preliminary)

Owner: Gunter Kremers Family LLC

Representative: Thomas Gunter-Kremers

Property: 30 Andrews Way

Tax Map #: 168.15-2-16.000

Zoned: PD (Planned Development)

Sleeping Occupancy: 8

Chairman Ely: Please describe this place for us on Andrews Way.

Thomas Gunter-Kremers: Our Andrews Way property is another 1,400 square foot. It is very popular in the area. This is a patio home. This was actually the model home and the office for the realtor. So Bernie sat in this office when they were building the community. Instead of having a garage like most of them do they turned the office into a bedroom. This style patio home is the only one that has three bedrooms and a loft or four bedrooms depending on how you look at it. It is written as three because the loft again is not a bedroom, but it does have windows for egress. This has a very similar situation we have bunk beds in the garage bedroom, king in the master, and queen and those are all on the first/main floor. The loft has a futon bed and then a pull out couch bed too. We limit because we do not want large parties so we limit it to eight. We do not do events. We used to be the closest property to the events center, when we had official events up at the lodge, but no more. This also has two dedicated parking spots and then there are shared pads for parking on Andrews Way so there are three extra pads for extra overflow. Then the community center. We rarely have more than two cars. We register all the cars with the guest names for contact tracing with the HOA for every rental.

Chairman Ely: Thank you. Any questions?

Mary Ann Bachman: The fireplace I noticed in your application it is not for use. A while ago I owned a home on Andrews Way and we removed it.

Thomas Gunter-Kremers: Removed the hearth?

Mary Ann Bachman: Not to have wood burning. We put in a gas insert. Is that what you have?

Thomas Gunter-Kremers: We have not done a gas insert yet. We removed the hearth so that people will not mistakenly use it.

Mary Ann Bachman: Okay.

Thomas Gunter-Kremers: We do not want people using fireplaces. We are trying to save up some money for both units to get a propane gas insert eventually, but for now, we do not have that available. Maybe that is why we do not get as many winter rentals.

Mary Ann Bachman: One of our condos has a wood burning. It is never used, but if you do not include it in a picture you will be okay. That was a point of interest.

Chairman Ely: Any other questions? Alright.

Chairman Ely moved that the Planning Board accept the short-term rental permit application #2021-0008 as completed and set the application for final review/public hearing on May 19, 2021. Matthew Sousa seconded the motion.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, J. Inda, S. Seymour, M. Sousa, M. Staub
Nays: 0

Motion is carried.

Short-Term Rental Application #2021-0009 (Preliminary)

Owner: Steven P. Welch & Jennifer P. Welch

Representative: Steven Welch

Property: 7026 Co Rd 12

Tax Map #: 194.00-1-25.000

Zoned: R5 (Residential 5 Acre)

Sleeping Occupancy: 4

Chairman Ely: Please introduce yourself for the record.

Steven Welch: I am Steven Welch.

Jennifer Welch: I am Jennifer Welch.

Chairman Ely: Thank you. Welcome. Please describe your property a bit for the Board.

Steven Welch: Property is at 7026 Co Rd 12 and very close to the scenic overlook. It is a two-family ranch style house. The lower level is open on two sides because it is set in the hill. We live upstairs and we are going to rent out the lower level. We have been refurbishing this house for the last six years. We just finished about six-seven months ago.

Chairman Ely: So this is a new rental then?

Steven Welch: This is new for us. We did a little bit before we moved here in Farmington. It will be through Airbnb. It is a two bedroom and two bathroom with handicap accessibility threshold and handicap bathroom shower facility as well. We have adequate parking. It is a two night minimum and we do intend to rent year round because we live upstairs. We are there to help people take care of any issues.

Chairman Ely: I judge with you living there you will not be into parties and events?

Steven Welch: Oh no.

Chairman Ely: I must say it is a very striking view from your property.

Steven Welch: We are directly across the street from the Lincoln barn. It is very gorgeous. Yes.

Chairman Ely: Obviously, parking is not a problem for you?

Steven Welch: No. We have adequate parking.

Chairman Ely: Board members have any questions?

Chairman Ely moved that the Planning Board accept the short-term rental permit application #2021-0009 as completed and set the application for final review/public hearing on May 19, 2021. Mary Ann Bachman seconded the motion.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, J. Inda, S. Seymour, M. Sousa, M. Staub
Nays: 0

Motion is carried.

Short-Term Rental Application #2021-0010 (Preliminary)

Owner: Ian M. Boni
Representative: Ian Boni
Property: 6171 St Rt 64
Tax Map #: 177.00-1-17.111
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 6

Chairman Ely: Please introduce yourself for the record.

Ian Boni: Yes. My name is Ian Boni. How are we doing?

Chairman Ely: Can you describe the rental situation you have on Route 64?

Ian Boni: Yes. I have a three bedroom two story house. This is my fourth year of operation. I own several short-term and long-term rentals. I am not new to this. I have not had any incidents as far in the last three or four years at any of them. We sleep six there. We have three bedrooms, one has a queen, second has a queen and then we have two single beds for kids. Two full bathrooms. Ample parking. We rent through the Home Away Network basically they own everything VRBO, Airbnb, Expedia Group pretty much all through that.

Chairman Ely: You say you have been renting for a number of years now. Where do your guests come from typically?

Ian Boni: This last year, like he said before, it was a mix of people from down south and then that cancelled out. A lot of down state and local Buffalo, Rochester. People want weekend getaways. We have a two night minimum. We are twelve months a year operation. So ski season you get a lot of the ski folks because we are pretty close. Then during the summer you have people who want to enjoy the lake and check out the parks and really enjoy the area.

Chairman Ely: So you operate year round is what you just said, right?

Ian Boni: Operate year round, correct.

Chairman Ely: So you get the ski folks sometimes in the winter?

Ian Boni: Yes. This last year was amazingly booked solid. COVID made it people wanted staycations. They did not really want to venture out. So people from Buffalo area, Albany, downstate just ventured up here to the Finger Lakes and see what we were all about.

Michael Staub: Septic system is adequate for people?

Ian Boni: Yes. We had that inspected and pumped out right before Phil came out a few weeks ago.

Chairman Ely: Board members have any other questions?

Chairman Ely moved that the Planning Board accept the short-term rental permit application #2021-0010 as completed and set the application for final review/public hearing on May 19, 2021. Mary Ann Bachman seconded the motion.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, J. Inda, S. Seymour, M. Sousa, M. Staub

Nays: 0

Motion is carried.

Short-Term Rental Application #2021-0011 (Preliminary)

Owner: Amy M. Grasso & Brian M. Grasso

Representative: Brian Grasso

Property: 39 Cliffside Dr

Tax Map #: 168.16-1-6.039

Zoned: PD (Planned Development)

Sleeping Occupancy: 8

Chairman Ely: Please introduce yourself for the record.

Amy Grasso: Hi, I am Amy Grasso.

Brian Grasso: I am Brian Grasso.

Chairman Ely: Welcome. You are proposing to rent 39 Cliffside, right?

Amy Grasso: Correct.

Chairman Ely: Can you describe the premises to us a bit?

Amy Grasso: It is a two story condo. When you walk into the main floor there is a kitchen, half bathroom/living room. Downstairs there are two bedrooms, washer/dryer and a full bathroom. One bedroom has a king bed, the other has two queen beds. There will be a sleeper sectional sofa with a full size pull out in the living room.

Chairman Ely: Do you have adequate parking?

Amy Grasso: Yes. We have one assigned parking spot and then there are additional parking right across from the assigned spot as well.

Chairman Ely: What is your rental period minimum and maximum?

Amy Grasso: So through Bristol Harbour Condos they have their own set of rules that we have to abide by. So they have a five night minimum from mid-May to mid-September. Two night minimum for off-season. We are planning to rent it year-round, if possible. We know that most of the rentals will probably be in the summer.

Chairman Ely: What is the maximum number of guests you can accommodate?

Amy Grasso: Well actually I spoke with Phil Sommer about a month ago and he said based on our set-up our maximum would be eight, however, Bristol Harbour I think they are going to put us at a maximum of six because they have their own set of rules of how they do it based on how many bedrooms you have even though we have a large bedroom with two queens.

Chairman Ely: Okay. Thank you. Questions anybody?

Diane Graham: So you have eight. Are you lowering it from eight to six?

Amy Grasso: I am not sure how you want to handle that because I know that Phil said from a Town perspective it would be eight.

Phil Sommer: You would have to abide by their rules. I would go with the six.

Amy Grasso: I figured they would have the final say so that is fine if you want to put it at six because that is what they said.

Matthew Sousa: I would recommend that we leave it at eight because that abides by our rules and in the event that they change you do not have to come back and amend their application that we issue. So my recommendation would be let's approve it at our level for eight. You are behold to the six based on your restrictions for your residence. Just in the event that those rules change you do not have to amend anything with us on record at the Town.

Mary Ann Bachman: Okay. For Condo 2 we have to submit the permit, which would have the maximum capacity on it.

Amy Grasso: I think we have to post it on the door, I believe for Condo 1. I do remember reading that. I did speak with Jen Weaver who is the head of the rental committee. We did discuss the eight versus the six and she said they will keep it at the six for now, but if things change at Bristol Harbour then we would be able to go to eight. So we will abide by the six.

Mary Ann Bachman: To cover yourself it is a good idea. I do like the way you included the registration form in your application.

Amy Grasso: Thank you.

Diane Graham: So you will be giving the operating permit to your neighbors.

Amy Grasso: Yes.

Chairman Ely: Diane, just to be clear I think Matt's point is well taken. I think we should leave it at eight. Alright, any other questions?

Chairman Ely moved that the Planning Board accept the short-term rental permit application #2021-0011 as completed and set the application for final review/public hearing on May 19, 2021. Michael Staub seconded the motion.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, J. Inda, S. Seymour, M. Sousa, M. Staub

Nays: 0

Motion is carried.

Short-Term Rental Application #2021-0012 (Preliminary)

Owner: Seneca Point LLC
Representative: Ken Hale & John Curtis
Property: 5705 Applewood Drive
Tax Map #: 168.20-1-13.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 12

Chairman Ely: Good evening. Please introduce yourself for the record.

Ken Hale: I am Ken Hale.

Chairman Ely: Thank you Dr. Hale. Would you be kind enough to describe your property to us?

Ken Hale: Sure. It is a six bedroom two story home on Applewood Drive that we hope someday to retire to, but for the present time we are renting it to pay the taxes and help us on the mortgage. We have been renting it for probably six or seven years. Then the regulations change and so we have done everything we can to get into compliance. Phil has been very great to work with. Walked us through the process and the property. He had some suggestions that we have now made. I think we are all set.

Chairman Ely: You have been renting for a long time. Where do your guests come from typically?

Ken Hale: They come from all over. Mostly from the east of the state, New York City area, but we have people who come from Rochester as well. During peak season most of our renters are there for a week or two weeks. We also have some tenants who have family members who also own other properties around the lake and they want to be nearby. Our neighbors they rent as well.

Chairman Ely: Do you allow events and parties?

Ken Hale: We don't. No. We limit it to 12 guests and six automobiles. We have ample parking and space for both of those.

Chairman Ely: You have ample parking I am judging from what you are saying, right?

Ken Hale: Yes.

Chairman Ely: You sleep 12 is that right?

Ken Hale: Correct.

Chairman Ely: Do you often rent the max of twelve?

Ken Hale: No. Maybe if you include kids sometimes they get up to twelve. We only rent five months and then we are in there part of that time as well. We enjoy being there and spending time with family. We are there holidays, Thanksgiving and Christmas.

Chairman Ely: Any other questions?

Ralph Endres: Does the house have a special garage behind it?

Ken Hale: It has a separate three car.

Ralph Endres: Is there living facilities above the garage?

Ken Hale: There is a space for one. It is really an attic. There is no plumbing. Nothing up there really.

Ralph Endres: It was built with that idea?

Ken Hale: It was built for the potential to create that type of a space. Yes.

Ralph Endres: I am familiar with the property before you owned it.

Chairman Ely: Any other questions here?

Chairman Ely moved that the Planning Board accept the short-term rental permit application #2021-0012 as completed and set the application for final review/public hearing on May 19, 2021. Mary Ann Bachman seconded the motion.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, J. Inda, S. Seymour, M. Sousa, M. Staub

Nays: 0

Motion is carried.

Short-Term Rental Application #2021-0013 (Preliminary)

Owner: Daniel P. Crowley
Representative: Timothy Crowley
Property: 6830 Co Rd 34
Tax Map #: 177.00-1-33.000
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 4

Chairman Ely: Please introduce yourself for the record.

Daniel Crowley: I am Daniel Crowley.

Timothy Crowley: I am Tim Crowley.

Chairman Ely: Can you describe the rental property to us?

Daniel Crowley: It is 6830 County Road 34. It is about a 900 square foot A-frame situated on 23 acres. Has a loft bedroom with a queen bed and it also has a queen sleeper sofa in the living room. It is self-contained one full bathroom and small kitchen. It overlooks Stid Hill off the back deck. It is a pretty view. I purchased the property in December. This will be my first rental. The whole process is a home coming of sorts. I grew up in the area. I am moving back home. My parents are getting older. My further plan is down the road to subdivide the property and build my house there. So I will be living next to the rental.

Chairman Ely: Great. So this is your first time out with the rental, is that what I understand?

Daniel Crowley: Yes. Sir. That is correct.

Chairman Ely: Tell me, do you plan to rent seasonally, year-round?

Daniel Crowley: Definitely year-round. I think it is very close to Bristol. Milky Way is basically up the hill from it. Looking to rent year-round. Maximum number of guests is four. There is maximum number of cars is two. There is ample parking. It is up a fairly lengthy gravel driveway up on the hill.

Chairman Ely: Questions? No.

Chairman Ely moved that the Planning Board accept the short-term rental permit application #2021-0013 as completed and set the application for final review/public hearing on May 19, 2021. Michael Staub seconded the motion.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, J. Inda, S. Seymour, M. Sousa, M. Staub
Nays: 0

Motion is carried.

Short-Term Rental Application #2021-0014 (Preliminary)

Owner: Adam & Melissa M. Jones
Representative: Susan Glenz
Property: 7069 St Rt 21
Tax Map #: 195.05-1-11.110
Zoned: LR (Lake Residential)
Sleeping Occupancy: 6

Chairman Ely: Please introduce yourself for the record.

Adam Jones: I am Adam Jones. My wife Melissa is not able to be here. She is putting the kids down tonight.

Chairman Ely: I understand that. Can you describe your property just a bit to us?

Adam Jones: We just bought in March 7069 State Route 21 in Naples. It is a two bedroom, one and a half bathroom with a loft. It is two queens on the first floor and in the loft we will have another queen. We got rid of the bunk bed. Currently undergoing some renovations and updates with our contractor. Updating both bedrooms and both bathrooms and just cleaning up the house in general getting it up to date. We plan to rent it to a maximum of six people. We have parking comfortably for four, five if you have relatively smaller cars. This is my wife and my first rental, but we are partnered with my sister-in-law who owns a couple rentals in the City of Rochester so she has that rental experience to help navigate with us. It is right on the water so there is a dock. You are able to dock your boat and we are planning on the during the peak seasons minimum three night rentals and off-season two nights being about ten minutes from the mountain. We do plan to rent it year-round.

Chairman Ely: Okay. Parties and events?

Adam Jones: No.

Chairman Ely: I am curious because I live on State Route 21 South myself. Where about is your property?

Adam Jones: It is technically Woodville, but it four or five up from the Smith Brothers.

Chairman Ely: Okay. Thank you. I live up higher and nowhere near the water.

Michael Staub: What is the occupancy?

Adam Jones: Six.

Ralph Endres: How many parking spaces do you have?

Adam Jones: Four comfortable, five if you have smaller cars. The way the parking is set up you can fit two vertical and then two horizontal perpendicular to the house.

Mary Ann Bachman: It would be off road. It gets tight down there, I know.

Adam Jones: We technically we would call it a driveway because it is like a pull in type set up. The way the property is set up with the fence separating the road to the lakeside. You have at least three spots to pull your cars in and with one to be parallel to the house. It would be all off road.

Mary Ann Bachman: Good. Are you managing it or is Susan Glenz?

Adam Jones: The three of us are doing it together.

Mary Ann Bachman: Alright.

Chairman Ely: Other questions?

Chairman Ely moved that the Planning Board accept the short-term rental permit application #2021-0014 as completed and set the application for final review/public hearing on May 19, 2021. Mary Ann Bachman seconded the motion.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, J. Inda, S. Seymour, M. Sousa, M. Staub
Nays: 0

Motion is carried.

Short-Term Rental Application #2021-0015 (Preliminary)

Owner: Ellen & Mitchell C. Regenstreif
Representative: Finger Lakes Premier Properties
Property: 5928 Seneca Point Rd
Tax Map #: 178.14-1-10.100
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 10

Chairman Ely: Please introduce yourself for the record.

Lindsay Bolton: I am a representative from Finger Lakes Premier Properties.

Chairman Ely: Fine. You are here representing the owners, right?

Lindsay Bolton: Correct.

Chairman Ely: Can you describe the property to us a bit?

Lindsay Bolton: It is a four bedroom, two bath home. The house is three levels, but the living spaces are on the second and third floor. When you walk in there is a staircase that goes upstairs and then the garage is underneath. The garage is closed off. It is not accessible by guests. It has occupancy for ten people. There are three spots for parking. There is across the street small space lakefront area. Our guests do have straight access to the lake that they can use. We do not do events. We do guest license agreement with every single guest that we have. This in the past has been a year-round rental. This past year it changed ownership. The new owners live out of state and the home stayed in our program. It was a pretty flawless transition. We are familiar with the house. It has repeat renters. It does very well for us year-round.

Michael Staub: What kind of septic system? There is a note that you are installing a new one.

Lindsay Bolton: I will have to check on that. I do not know about that off the top of my head.

Michael Staub: What is the capacity of the new one, Phil?

Phil Sommer: The new one is 750 gallons. I would have to get the plans. It was all approved by Tyler Ohle.

Michael Staub: Okay, then no problem.

Phil Sommer: Tri-County is installing it.

Chairman Ely: Will Finger Lakes properties be managing this on behalf of the owners?

Lindsay Bolton: Yes.

Ralph Endres: This house right at the bottom of Bopple Hill?

Sam Seymour: Yes.

Lindsay Bolton: It is a historic home. It is really pretty.

Ralph Endres: I think at one time it used to be a mill, didn't it?

Sam Seymour: It was a fruit storage barn. It was the bottom of the Miller Farm – Miller Nursery Family. They stored fruit in there. The front had a set of tracks that led out to the end of the dock and the steamboats would come in and pick up the fruit.

Diane Graham: The application shows local contact as pstevens@fingerlakespremierproperties.com for any complaints or concerns. Do you want it changed to ownerservices@fingerlakespremierproperties.com?

Lindsay Bolton: It should be, yes. I will double check and make sure. I am pretty sure it would be us that would handle any complaints.

Chairman Ely: I take it no events or parties?

Lindsay Bolton: No, sir.

Sam Seymour: How long have you been managing that property?

Lindsay Bolton: I have been with the company for five years. I visited that home my first year. So I know it has been over that.

Sam Seymour: At least five years?

Lindsay Bolton: Yes. It has been a while.

Ralph Endres: How many cars did you say could park there?

Lindsay Bolton: Three. We have spaces for three parking spots.

Ralph Endres: In front of the garage?

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Lindsay Bolton: Yes. How we handle parking issues is we have neighbor letters that go to all the neighboring properties. If there is any issues, they contact us. Sometimes we do drive byes. I live locally. The owner lives locally. We will do drive by of properties and make sure they are in compliance.

Ralph Endres: That part of Seneca Point Road becomes quite congested.

Lindsay Bolton: Yes. It is tough in that spot.

Ralph Endres: Besides that the hedge sticks out so really only have one and half cars to get through there.

Chairman Ely: It is very tight.

Lindsay Bolton: Yes.

Chairman Ely: Okay. Any other questions?

Chairman Ely moved that the Planning Board accept the short-term rental permit application #2021-0015 as completed and set the application for final review/public hearing on May 19, 2021. Ralph Endres seconded the motion.

All in favor.

Ayes: 7, M. Bachman, J. Ely, R. Endres, J. Inda, S. Seymour, M. Sousa, M. Staub

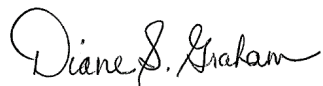
Nays: 0

Motion is carried.

Motion to Adjourn

Being no further business, Michael Staub moved to adjourn the meeting. Ralph Endres seconded the motion. The motion was unanimously accepted and the meeting was adjourned at 7:21 pm.

Respectfully submitted,



Diane Scholtz Graham
Board Assistant