



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

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## **Planning Board Meeting Agenda**

**Wednesday, June 16, 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/81622078593?pwd=R2I3ejQ2WkE2aW1OZEIxbStwMDI5UT09>

Meeting ID: 816 2207 8593, Passcode: 589116

### **Call to Order**

### **Pledge of Allegiance**

### **Reading of Vision Statement**

*As stewards of both the land and the lake, we will preserve and protect our safe, clean, naturally beautiful, rural and scenic environment with thoughtfully planned residential, agricultural, recreational and commercial development.*

### **Meeting Etiquette**

### **Minutes**

Approval of May 19, 2021 Planning Board Meeting Minutes

### **Other**

Farewell Chairman James Ely

### **Short-Term Rental Old Business**

Short-Term Rental Application #2021-0016 (Public Hearing)

Owner: William J. Standish Estate

Representative: Kirk Locus / Mary Ellen Standish

Property: 6845 Walton Point Dr

Tax Map #: 191.09-1-1.110

Zoned: LR (Lake Residential)

Sleeping Occupancy: 8

Short-Term Rental Application #2021-0017 (Public Hearing)

Owner: Janet M. Mettee et al  
Representative: Jim Collmer / Janet Mettee  
Property: 5831 Seneca Point Rd  
Tax Map #: 178.11-1-6.000  
Zoned: LR (Lake Residential)  
Sleeping Occupancy: 12

Short-Term Rental Application #2021-0018 (Public Hearing)

Owner: Tobiah T. Taylor & Jennifer Marie Taylor  
Representative: Robert Taylor  
Property: 49 Cliffside Dr  
Tax Map #: 168.16-1-6.057  
Zoned: PD (Planned Development)  
Sleeping Occupancy: 8

Short-Term Rental Application #2021-0019 (Public Hearing)

Owner: Stemple's Landing LLC  
Representative: Patricia Gotham  
Property: 6199 Stemple Hill Rd  
Tax Map #: 185.14-1-11.000  
Zoned: LR (Lake Residential)  
Sleeping Occupancy: 8

Short-Term Rental Application #2021-0020 (Public Hearing)

Owner: Stemple's Landing LLC  
Representative: Patricia Gotham  
Property: 6201 Stemple Hill Rd  
Tax Map #: 185.14-1-12.100  
Zoned: LR (Lake Residential)  
Sleeping Occupancy: 4

**Short-Term Rental New Business**

Short-Term Rental Application #2021-0023 (Preliminary)

Owner: Bogie's Place LLC  
Representative: Richard Corbett  
Property: 5713 Applewood Dr  
Tax Map #: 168.20-1-19.000  
Zoned: LR (Lake Residential)  
Sleeping Occupancy: 12

Short-Term Rental Application #2021-0025 (Preliminary)

Owner: McNair Legacy LP  
Representative: John E. Lawler / Chris Albert  
Property: 6909 Walton Point Drive  
Tax Map #: 191.09-1-6.000  
Zoned: LR (Lake Residential)  
Sleeping Occupancy: 7

**Regular Old Business****Site Plan Approval Application #2021-0021 (Public Hearing)**

Owner: Mark Conners  
Representative: William Grove  
Property: 6555 Longs Point Dr  
Tax Map #: 185.17-2-15.000  
Zoned: R3 (Residential 3 Acre)

**Site Plan Approval Application #2021-0022 (Public Hearing)**

Owner: Kenneth Hayward and Nancy R. Hayward  
Representative: Kenneth and Nancy Hayward  
Property: 6407 Old Post Rd  
Tax Map #: 185.14-1-18.331  
Zoned: LR (Lake Residential)

**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

**Regular New Business****Site Plan Approval Application #2021-0024 (Preliminary)**

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

Review proposed local law amending the criminal penalty provisions

**Motion to Adjourn**

## **Town of South Bristol Planning Board Meeting Minutes Wednesday, June 16, 2021**

**Present:** Mary Ann Bachman (Attended via Zoom)  
James Ely  
Ralph Endres  
Jason Inda  
Michael McCabe  
Sam Seymour  
Michael Staub

**Excused:** Matthew Sousa

**Guests:** Steve Cowley  
John Lawler  
Chris Albert  
Robert Taylor  
Patricia Gotham  
Mary Gotham  
Ken Hayward  
Janet Mettee  
Lindsay Bolton  
Bill Grove  
Mark Conners  
Phil Sommer

### **Call to Order**

The meeting of the Town of South Bristol Planning Board was called to order at 6:29 pm. All Board members were present except for Matthew Sousa.

### **Reading of Vision Statement**

Michael Staub read the Comprehensive Plan Vision Statement.

### **Minutes**

Michael Staub moved to approve the May 19, 2021 meeting minutes as written. Ralph Endres seconded the motion. The motion was unanimously adopted 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 short-term rental applications where the applicant/owners are seeking a short-term rental operating permit:

**2021-0016** for property owned by William J. Standish Estate, 6845 Walton Point Drive, Tax Map #191.09-1-1.110;

**2021-0017** for property owned by Janet M. Mettee et al, 5831 Seneca Point Road, Tax Map #178.11-1-6.000;

**2021-0018** for property owned by Tobiah Taylor and Jennifer A. Taylor, 49 Cliffside Drive, Tax Map #168.16-1-6.057;

**2021-0019** for property owned by Stemple's Landing LLC, 6199 Stemple Hill Road (RC), Tax Map #185.14-1-11.000;

**2021-0020** for property owned by Stemple's Landing LLC, 6201 Stemple Hill Road (BH), Tax Map #185.14-1-12.100;

Said hearing will take place on the 16th day of June, 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  
Jun 06, 98892

Chairman Ely declared the public hearings open.

Short-Term Rental Application #2021-0016 (Public Hearing)

Owner: William J. Standish Estate  
Representative: Kirk Locus / Mary Ellen Standish  
Property: 6845 Walton Point Dr  
Tax Map #: 191.09-1-1.110  
Zoned: LR (Lake Residential)  
Sleeping Occupancy: 8

Steve Cowley: My name is Steve Cowley. I am representing Mary Ellen Standish.

Chairman Ely: This was before us as you will recall a month ago. Do you have anything to add?

Steve Cowley: I do not.

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

Diane Graham: No.

Chairman Ely: Anyone in the room wish to speak to this application? Yes, sir. Please come forward. Introduce yourself for the record, sir.

John Lawler: My name is John Lawler. I have come up from Virginia. First of all let me compliment the Board. It is ever a delight to be at a meeting where we can start with the pledge of allegiance in its original form. I have only dressed up because in post COVID this is my first social night out. I have

come in support of the Standish application for the rental permit. We are in four generations on Walton Point. The Standishs and McNairs have been down there for many years. They are wonderful stewards of the lake and the family. I am appearing in support of their application for their short-term rental permit in its final form. It is a great family. We are very pleased to be on so many generations and just a few doors down. I have a property on Walton Point.

Chairman Ely: Fine. Thank you so much for your comments. Anyone else wish to speak to this application?

James Ely moved that based on a review of short-term rental application #2021-0016 and the testimony presented at the Planning Board meeting on May 19, 2021 and public hearing on June 16, 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  
Jason Inda – Aye  
Michael McCabe – Aye  
Sam Seymour – Aye  
Michael Staub – Aye

Motion carried.

Short-Term Rental Application #2021-0017 (Public Hearing)

Owner: Janet M. Mettee et al  
Representative: Jim Collmer / Janet Mettee  
Property: 5831 Seneca Point Rd  
Tax Map #: 178.11-1-6.000  
Zoned: LR (Lake Residential)  
Sleeping Occupancy: 12

Chairman Ely: Please introduce yourself for the record.

Janet Mettee: I am Janet Mettee.

Chairman Ely: Thank you. Board members have any questions? This application was considered for us last month. Diane, have we received any written or verbal communications in connection with this application?

Diane Graham: No.

Chairman Ely: Anyone in the room wish to speak to this application?

James Ely moved that based on a review of short-term rental application #2021-0017 and the testimony presented at the Planning Board meeting on May 19, 2021 and public hearing on June 16, 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  
Jason Inda – Aye  
Michael McCabe – Aye  
Sam Seymour – Aye  
Michael Staub – Aye

Motion carried.

Short-Term Rental Application #2021-0018 (Public Hearing)

Owner: Tobiah T. Taylor & Jennifer Marie Taylor  
Representative: Robert Taylor  
Property: 49 Cliffside Dr  
Tax Map #: 168.16-1-6.057  
Zoned: PD (Planned Development)  
Sleeping Occupancy: 8

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

Robert Taylor: I am Robert Taylor. I represent 49 Cliffside.

Chairman Ely: You represent Jennifer and Tobiah, right?

Robert Taylor: Right.

Chairman Ely: This was before us, you will recall, a month ago Board members. Anybody have any further questions? Diane, have we received any written or verbal communications in connection with this application?

Diane Graham: No.

Chairman Ely: Anyone in the room wish to speak to this application?

James Ely moved that based on a review of short-term rental application #2021-0018 and the testimony presented at the Planning Board meeting on May 19, 2021 and public hearing on June 16, 2021, the Planning Board hereby approves the granting of a short-term rental operating permit to the applicant/owner. Jason Inda seconded the motion.

Vote of the Board:

James Ely – Aye  
Ralph Endres – Aye  
Jason Inda – Aye  
Michael McCabe – Aye  
Sam Seymour – Aye  
Michael Staub – Aye

Motion carried.

Short-Term Rental Application #2021-0019 (Public Hearing)

Owner: Stemple's Landing LLC  
Representative: Patricia Gotham  
Property: 6199 Stemple Hill Rd  
Tax Map #: 185.14-1-11.000  
Zoned: LR (Lake Residential)  
Sleeping Occupancy: 8 (Red Cottage)

Chairman Ely: Please introduce yourself for the record.

Mary Gotham: I am Mary Gotham/Mimi Gotham.

Patricia Gotham: I am Patty Gotham.

Chairman Ely: We had discussion of this property at the last meeting. Anyone have any further questions? Diane, have we received any written or verbal communications in connection with this application?

Diane Graham: No.

Chairman Ely: Anyone in the room wish to speak to this application?

James Ely moved that based on a review of short-term rental application #2021-0019 and the testimony presented at the Planning Board meeting on May 19, 2021 and public hearing on June 16, 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  
Jason Inda – Aye  
Michael McCabe – Aye  
Sam Seymour – Aye  
Michael Staub – Aye

Motion carried.

Short-Term Rental Application #2021-0020 (Public Hearing)

Owner: Stemple's Landing LLC  
Representative: Patricia Gotham  
Property: 6201 Stemple Hill Rd  
Tax Map #: 185.14-1-12.100  
Zoned: LR (Lake Residential)  
Sleeping Occupancy: 4 (Beach House)



Chairman Ely: We had discussion of this property at the last meeting. Anyone have any further questions? Diane, have we received any written or verbal communications in connection with this application?

Diane Graham: No.

Chairman Ely: Anyone in the room wish to speak to this application?

James Ely moved that based on a review of short-term rental application #2021-0020 and the testimony presented at the Planning Board meeting on May 19, 2021 and public hearing on June 16, 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  
Jason Inda – Aye  
Michael McCabe – Aye  
Sam Seymour – Aye  
Michael Staub – Aye

Motion carried.

Chairman Ely declared the public hearings closed.

**Short-Term Rental New Business**

Short-Term Rental Application #2021-0023 (Preliminary)

Owner: Bogie's Place LLC  
Representative: Richard Corbett  
Property: 5713 Applewood Dr  
Tax Map #: 168.20-1-19.000  
Zoned: LR (Lake Residential)  
Sleeping Occupancy: 12

There were questions about the name Bogie's Place. It was reported that Humphrey Bogart stayed on Seneca Point at some point during his life. It was reported that is how the property got its name.

Chairman Ely: First of all can you introduce yourself for the record.

Lindsay Bolton: I am Lindsay Bolton with Finger Lakes Premier Properties. This a new property coming into our property management program. We were asked to come here and represent the owner.

Chairman Ely: Okay. Great. Can you enlighten me further about the Bogie story or should we just move on?

Lindsay Bolton: I wish I had more details. I might be able to get them to you at a later date.

Sam Seymour: He was actually saved from drowning on Seneca Point as a kid.

Michael Staub: You can up the sales by saying the place is haunted by him.

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

Lindsay Bolton: It is a five bedroom home. It will be sleeping about twelve people. There is plenty of parking. Six cars easily, if not more. We do have a limit of cars based on the occupancy. So far the owner of this home has only rented it out privately to friends and family. This is the first time they will be renting it out to perspective visitors.

Chairman Ely: Will it be seasonal? Primarily the summer or year round?

Lindsay Bolton: I do not know for sure. I believe this is a year round home. I know they have done a lot of updates recently to the home. I believe it might be a year round home.

Ralph Endres: Is the road going back there plowed?

Lindsay Bolton: We manage the plowing of our properties. They have to be plowed when we have guests coming in.

Chairman Ely: This is a new rental for your company?

Lindsay Bolton: Correct.

Chairman Ely: You are feeling your way into a new ballgame, if you will. Will the owners be occupying at all, do you know? Do they have any plan to be in residence at all?

Lindsay Bolton: I do not know. A lot of our homeowners they take time for themselves. They are allowed as much time as they want to block out their calendars for their own personal use. They provide specific weeks that they want to rent it out to us. I do not know all of the details on how much the owner will be there. I know that they have been there occasionally recently.

Chairman Ely: I know you have sleeping occupancy of twelve, which is okay, but that is the maximum under our code. So you understand that?

Lindsay Bolton: Yes.

Chairman Ely: No fifteen people sneaking in or something?

Lindsay Bolton: No. We manage that. So we screen all of our guests that stay in all of our properties before they come. We also send out neighbor letters. So if there is any indication that there may be more guests staying there than what is allowed, we will do drive bys. I live locally, obviously. According to their rental agreement they are then asked to leave if they are not abiding by their rental agreement. They lose all the funds that they have given us for the rental.

Michael Staub: Do you open up to functions like weddings? It is residential family entertainment, right?

Lindsay Bolton: Correct. We do not do any events.

Michael Staub: Very good.

Chairman Ely: The people who rent from you will understand that clearly?

Lindsay Bolton: Absolutely. It is in the rental agreement that they signed.

Chairman Ely: Not any events, not a party house?

Lindsay Bolton: We screen that too! We have gotten rid of a lot of elopements this year.

Ralph Endres: That is how this law became apparent that we needed to do something. That is why we are doing this.

Lindsay Bolton: I remember. I have been at a lot of the meetings in the past.

Ralph Endres: Then you know.

Lindsay Bolton: Yes. Absolutely. We are very strict about no events. Noise ordinance quiet hours. It is all part of our rental agreement. We communicate that with the guests before on multiple occasions. They are well aware.

Chairman Ely: That is good. We certainly at one time, as Ralph is alluding to, had people before us simply irate. I am not going to try to describe here some of the behavior that they had to deal with. It is pretty bad.

Lindsay Bolton: It is unfortunate.

Chairman Ely: Any other questions?

Sam Seymour: The application says there is four parking spots?

Lindsay Bolton: That could be.

Sam Seymour: Maximum parking spaces is four.

Lindsay Bolton: Then that is what we will be advertising if that is what they have put on the application.

Chairman Ely: Other questions?

Diane Graham: The local contact person is Richard Corbett. Is that changing to Finger Lakes Premier Properties? It is going to be on the permit?

Lindsay Bolton: Leave it as Mr. Corbett right now.

Diane Graham: We would need to know by the final meeting.

Lindsay Bolton: Okay. I will have our owner services department reach out to him and clarify who he wants as the point of contact.

Chairman Ely: We need that by the time of final approval.

Lindsay Bolton: Yes.

Chairman Ely moved that the Planning Board accept the short-term rental permit application #2021-0023 as completed and the set the application for final review/public hearing on July 21, 2021. Michael Staub seconded the motion.

All in favor.

Ayes: 6, J. Ely, R. Endres, J. Inda, M. McCabe, S. Seymour, M. Staub

Nays: 0

Motion carried.

Short-Term Rental Application #2021-0025 (Preliminary)

Owner: McNair Legacy LP

Representative: John E. Lawler / Chris Albert

Property: 6909 Walton Point Drive

Tax Map #: 191.09-1-6.000

Zoned: LR (Lake Residential)

Sleeping Occupancy: 7

Chairman Ely: Please introduce yourselves for the record.

John Lawler: I am John Lawler and owner of the property at 6909 Walton Point and with me is also a family member Chris Albert who is here in this area.

Chairman Ely: Alright. Thank you. Can you describe the property you are proposing to rent?

John Lawler: It is a lakeside property in Canandaigua. It has been in the family now for four generations. It is a small cottage and it is seasonal. We close it down in the winter and then we open it back up in May.

Chairman Ely: It says you have a sleeping occupancy of seven, is that right?

John Lawler: Yes.

Chairman Ely: How many bedrooms?

John Lawler: Three different bedrooms and one has an area for a child bunk. So we put in for the seven.

Chairman Ely: Do you have events, parties, weddings?

John Lawler: No.

Chairman Ely: How long have you been renting?

John Lawler: It is not on any kind of formal rental. As we put in our application, we are not on VRBO. For several years we have had just close family/guests. Only the people that had been there before and have been invited back and they contribute. It is considered rental then so that is why we are here for the short-term application.

Chairman Ely: I appreciate that. Any other questions?

Michael Staub: No parties or special events?

John Lawler: That is correct. There is no events at all. It is a residential point. Just a few cottages.

Michael Staub: Just for family fun?

John Lawler: Yes.

Chairman Ely: Any other questions?

Chairman Ely moved that the Planning Board accept the short-term rental permit application #2021-0025 as completed and the set the application for final review/public hearing on July 21, 2021. Ralph Endres seconded the motion.

All in favor.

Ayes: 6, J. Ely, R. Endres, J. Inda, M. McCabe, S. Seymour, M. Staub

Nays: 0

Motion carried.

### **Regular Old Business**

#### **Site Plan Approval Application #2021-0022 (Public Hearing)**

Owner: Kenneth Hayward and Nancy R. Hayward

Representative: Kenneth and Nancy Hayward

Property: 6407 Old Post Rd

Tax Map #: 185.14-1-18.331

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:

2021-0022 for property owned by Kenneth Hayward & Nancy R. Hayward located at 6407 Old Post Road, Tax Map #185.14-1-18.311. The applicant/property owners are looking for site plan approval to add two window dormers.

Said hearing will take place on the 16th day of June, 2021 beginning at approximately 7:00 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  
Jun 12, 98998

Chairman Ely: We had a preliminary conversation about your property a month ago. Do you have anything to add to our deliberation? Board members do you have any additional questions? You will recall this is basically putting two dormers on your property. I discovered that you had gotten your eagles clearance by the hair of your chinny-chin-chin, but you got it.

Ken Hayward: It took some doing, but yes.

Chairman Ely: That is good. Diane, have we received any written or verbal communications?

Diane Graham: No.

Chairman Ely: Anyone in the room wish to speak to this application? I will declare the public hearing closed. I move that we declare this to be a type II action requiring no further review. That we answer the questions no or small impact and that you authorize me to sign on behalf of the Board. Michael Staub seconded the motion.

All in favor.

Ayes: 6, J. Ely, R. Endres, J. Inda, M. McCabe, S. Seymour, M. Staub  
Nays: 0

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.

Chairman Ely moved to approve findings 1-4. Jason Inda seconded the motion.

Ayes: 6, J. Ely, R. Endres, J. Inda, M. McCabe, S. Seymour, M. Staub  
Nays: 0

Motion carried.

Chairman Ely moved to grant both preliminary and final site plan approval to application #2021-0022, 6407 Old Post Road. Michael Staub seconded the motion.

Vote of the Board:

James Ely – Aye  
Ralph Endres – Aye  
Jason Inda – Aye  
Michael McCabe – Aye  
Sam Seymour – Aye  
Michael Staub – Aye

Motion carried.

**Other**

Diane Graham shared that this is Jim Ely's last meeting. We will have a reception at the end of the meeting. Expressed how much he will be missed.

Jim Ely was nominated and won the NY Planning Federation John O. Cross Award for Planning Board Chair and the award presentation was on June 9.

Chairman Ely shared that Matthew Sousa has been appointed by the Town Board to become the next chairman. There will be two alternate Planning Board member positions to fill in July. Please send your recommendations to Daniel Marshall, Town Supervisor. There is a board member application to be completed for those interested.

The Town Board, at their June 14 meeting, adopted a local law amending the criminal penalty provisions. The local law is effective once it is filed with New York State.

Site Plan Approval Application #2021-0021 (Public Hearing)

Owner: Mark Conners  
Representative: William Grove  
Property: 6555 Longs Point Dr  
Tax Map #: 185.17-2-15.000  
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:

2021-0021 for property owned by Mark Conners located at 6555 Longs Point Drive, Tax Map #185.17-2-15.000. The applicant/property owner is looking for site plan approval to tear down the existing cottage and rebuild a single family residence and garage.

Said hearing will take place on the 16th day of June, 2021 beginning at approximately 7:00 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  
Jun 12, 98997

Chairman Ely: Please introduce yourself for the record.

Bill Grove: I am Bill Grove with Grove Engineering.

Chairman Ely: Bill, I know you made some changes, which are being handed out now to the Board members in the site plan that you had submitted.

Bill Grove: I can walk you through the changes. We were here last month to make the initial presentation on the project. Since then we have been in front of the Zoning Board. The Zoning Board determined that the accessory structure which I have relabeled on this plan to existing storage/bunk house formerly a garage to remain. We tried to figure out what to call it so I called it everything I could to depict what it is. We were in front of the Zoning Board the ZBA decided with some input from Phil Sommer that it really did not meet the criteria to go for a second dwelling on the same parcel. It did not qualify for that. I guess all we need is steep slope plan approval at this point. The site plan approval for the tear down rebuild. I believe it was the day after the last Planning Board meeting we received comments from Kevin Olvany. He reviewed it and had some points. This version you see here has his comments incorporated into it. I have the list and will read it right through. He was concerned with the amount of drainage area above the proposed wall. Did you get the comments from Kevin by the way?

Diane Graham: I forwarded the email to everybody. Chairman Ely has it in front of him.

Chairman Ely: I do.

Bill Grove: He said, that it is a 1.75 to 2.00 acres of drainage area. He said, I would make sure you have good drainage system on the back side of the wall. My response to him was that we do have drainage on the back side of the wall and wash stone behind the wall to act as a drainage way to get any kind of moisture away from the wall. I am not terribly concerned with that. Kevin's second comment said, "Sequencing construction will be critical to stabilizing the steep slope sections. I would emphasize using rolled erosion control fabric to protect these steep slope areas as they are disturbed." My comment to him was that on general notes on second page #13 already had that in there. Anything over 10% slope was to have rolled erosion control matting installed on it. His third comment is "The disturbance on the south side of the house absolutely necessary? Will trees be planted in this area?" In this version that you see I modified the proposed contours. They used to go up in this upper left corner. I had some minor proposed grading changes in there, which actually caused me to show more tree clearing. It is really not warranted. Kevin was right around that. I think that was a remnant of what I had the wall configuration a little bit different. I modified that so we are disturbing anything up in that area. Fewer trees would have to come out. His fourth comment was that "It would be beneficial to provide some level of water quality treatment of the impervious cover before discharging directly to the lake. Can you look at some kind of infiltration of the roof drainage or driveway drainage before discharging into the lake? The south end of the parcel looks like a good opportunity for water quality treatment." You will notice on this plan in the southeast corner, but on the left hand side I proposed a 600 gallon leaching chamber with lines coming off the roof drains into that so we get some infiltration into the I say soil, but it is mostly shale/beach stone in that area with an overflow that will go to the rip-rap splash pad. I emailed this plan to Kevin this afternoon and he got right back and said it looked like we have addressed all his concerns. His email said something to the effect of that I should tell you [Mark Connors] to make sure you are sequencing the construction carefully. He wanted to know that the property owner knew that it steep slope sites are critical with erosion sediment control. That is my part of that.



Chairman Ely: There were some changes here. Board members have any questions about the changes?

Ralph Endres: So basically the drywell takes care of roof runoff from the gutters?

Bill Grove: Yes. If we get a two inch rain event, it is not going to handle all of it, but that initial flush/ half inch of rain would be captured in that and infiltrated into the ground. Would not have too many pollutants on the roof, but that initial flush of water would go into the ground rather over land. It essentially ends up in the same area on this site because of the composition of the beach stone. It is really quite porous and water can infiltrate easily into it. It is easy enough to do and makes Kevin happy so we will do it.

Chairman Ely: Other questions?

Michael Staub: Looks good.

Chairman Ely: We have received two written comments in connection with proposal from Flaum and Chadwick. Do you wish to address those?

Bill Grove: I do not have a copy of it, but what I do have one of the main points of the Flaum letter was regarding the bridge. When we did the septic replacement a couple of years ago, we had a structural engineer review the bridge to make sure we could drive vehicles over it at that time. I have a copy of his report and he said that in his calculations it is designed for H20 design load, which is highway truck traffic. You really cannot get any better than that. You would not need to be any better than that. So the bridge is substantial. You had some input on the bridge as well.

Mark Conners: When the Flaums purchased the property next door to me, it was actually one of their ideas while I am going to do some construction down here in the next ten years why don't we beef up this bridge now. We did that and Chadwicks tore down a house removed a house over the bridge and built a new house. Everything came in and out over that bridge. The Flaums put in a concrete swimming pool. So all of the cement mixing trucks came in and out over that. I do not know how much stronger you can be than that. I do not see any reason why all of a sudden the bridge is not strong enough. I am comfortable with the bridge and we split the cost three ways. I paid for this bridge in anticipation of using it to build this house.

Ralph Endres: There is three people who paid for the bridge though Flaums, yourself and a third party.

Mark Conners: The Chadwicks.

Ralph Endres: I saw a letter from the Chadwicks saying that the bridge is capable of handling any construction vehicles that would go across it.

Diane Graham: I do not recall if I sent it to you.

Mark Conners: Yes. She sent me an email as well.

Bill Grove: I saw it.

Ralph Endres: I saw it online.

Diane Graham: I had emailed it to the Board, but I had hoped that I included them.

Ralph Endres: It sounds like one of the three wants to cover all bases. If you all three paid for it and expert engineer says that it is acceptable to have vehicles drive over it, I do not see it as a problem.

Bill Grove: We do not either. There were also comments in that letter about construction vehicles parking appropriately. I did not disagree with any of the comments in the Flaum letter. I think those are all reasonable requests, but easy enough to work around. There is quite a bit of parking area on Conners property and I believe the Chadwicks also in their letter mentioned that they could use their property.

Diane Graham: Eight to ten vehicles.

Bill Grove: In a nut shell Flaums concerns are legitimate, but I do not see any of them being anything major. If I were them, I would not want construction vehicles parking willy-nilly over my property either. It is good that they are record for that.

Chairman Ely: I think they raised a question about the hours of construction not to begin before 8:00 am and end by 5:00 pm, was that correct?

Bill Grove: I do not know. Is it?

Sam Seymour: I have a question on the bridge. It was designed for H20 loading?

Bill Grove: Yes.

Ralph Endres: When are you anticipating starting construction after this summer season?

Mark Conners: We were thinking after Labor Day. Hopefully done within a year from now.

Ralph Endres: Any individual home not cookie cutter home is going to take a year to get done properly for sure. I think that you are being reasonable. Most of the construction is going to take place when there is not anybody there. The other occupants do not use that year-round.

Mark Conners: No.

Chairman Ely: Flaum letter says activities will not occur during the months of July and August, which you already indicated they will not, correct?

Mark Conners: Yes.

Chairman Ely: You already exceeded to that concern.

Mark Conners: I spoke with him on the phone too and told him that.

Chairman Ely: It will not be conducted on weekends and 8:00 to 5:00 pm that would be all normal work hours anyway, wouldn't they?

Mark Conners: Yes.

Chairman Ely: It seems to me basically, except for the business about the bridge, which we already discussed you really satisfied these concerns.

Mark Conners: Yes.

Chairman Ely: Board members want to pursue this further? Diane, did we receive any other written or verbal communication?

Diane Graham: No. Just the two letters. Do you want me to appendix them to the meeting minutes?

Chairman Ely: Yes. Please appendix as we have done before. Anybody in the room wish to speak to this? I declare the public hearing closed. We can proceed to SEQR. I move that we declare this to be a Type II action requiring no further action by this Board. We answer the SEQR questions little or no impact and that you authorize me to sign the SEQR form on behalf of the Board. Michael Staub seconded the motion.

All in favor.

Ayes: 6, J. Ely, R. Endres, J. Inda, M. McCabe, S. Seymour, M. Staub

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.

Chairman Ely moved to approve findings 1-4. Ralph Endres seconded the motion.

All in favor.

Ayes: 6, J. Ely, R. Endres, J. Inda, M. McCabe, S. Seymour, M. Staub

Nays: 0

Motion carried.

Chairman Ely moved to grant both preliminary and final site plan approval for application #2021-0021 as amended. Michael Staub seconded the motion.

Vote of the Board:

James Ely – Aye  
Ralph Endres – Aye  
Jason Inda – Aye  
Michael McCabe – Aye  
Sam Seymour – Aye  
Michael Staub – Aye

**Regular New Business**

Site Plan Approval Application #2021-0024 (Preliminary)

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

Chairman Ely: Would you please describe this project for us?

Bill Grove: I am Bill Grove. The owner Dan Crowley is with us on Zoom on the television so he can hear us. He is the owner of this parcel on County Road 34. There is a big site plan and septic system plan. The property consists of two triangles - one triangle with frontage on County Road 34 and the other triangle has a little bit of frontage on State Route 64. What he is proposing to do is to build a second dwelling on this parcel with the intention that he will occupy the existing dwelling while he is working on building the new dwelling. The property is a little over 23 acres in total. The proposed dwelling is almost smack dab in the middle of the eastern triangle portion of the property. Septic system is conventional. We found really good soil there so septic is not going to be an issue. It would not trigger steep slopes because it is roly-poly, but not steep. It is a nice building site.

Chairman Ely: He is going to be in the existing residence while building the new one, correct? So when the new one is eventually completed what happens to the existing one?

Bill Grove: It would still be owner occupied as far as I know. I talked to him at length about the idea of renting and if he does this with two separate dwellings then he would not be able to rent either of the structures and he is fine with that. It may end up being a case where he comes to ask for subdivision approval to split the two parcels so that each one has a residence on it. Because of the way the property is mortgaged currently he cannot split it now and does not propose to split it now. It makes more sense for him to use the existing house so that while he is building the new house.

Chairman Ely: I understand that requires ZBA approval?

Bill Grove: Yes.

Chairman Ely: You are scheduled to appear before the ZBA?

Bill Grove: Yes.

Diane Graham: Next week. I believe your neighbor Dan Hughes may be attending.

Jason Inda: Why does he want to continue the new driveway off the existing driveway versus accessing it from State Route 64?

Bill Grove: It is a good question. It is a fairly level driveway in from County Road 34. I did not walk from the house site down to State Route 64 to see. I know that it does go downhill through there.

Diane Graham: Phil Sommer knows the answer.

Phil Sommer: It is not wide enough. The road frontage is about sixty feet and you need 100 feet of road frontage.

Bill Grove: To be a separate parcel, but I wonder about the driveway going through there?

Phil Sommer: You would need to get NYS Department of Transportation approval to be a stand-alone.

Sam Seymour: In the aerial photographs I am looking at. It shows two little structures that are sort of in the corner of the property or just off the corner of the property up the hill off this grassy laneway that you mentioned.

Bill Grove: On our parcel or on the neighbors?

Sam Seymour: I do not know. They are close to the corners. Does the neighbor use the grassy laneway to get up above?

Bill Grove: Yes. I am trying to think of what grassy laneway you are talking about.

Sam Seymour: It is mentioned right on the north property line from State Route 64 right up.

Bill Grove: I know there is a cabin on the Hughes property and they share the gravel driveway off of County Road 34 that goes in. You can see right where the two triangle parcels come together there is a stub onto the Hughes property. That continues down to a cabin. I am not sure if it is a year-round house or just a cabin. I think that grass laneway connects into that. It loops around.

Sam Seymour: Does that dotted line indicate that the grassy laneway splits?

Bill Grove: Yes. That is how I take it. There was a gravel pit. Somebody had mined the gravel out of the area just southwest of the proposed septic area. That was probably the access way to that gravel pit back in the day.

Chairman Ely: Assuming that this project goes forward and you get the approvals that you need. When do you anticipate starting construction?

Bill Grove: I believe as soon as possible.

Chairman Ely: It would be this summer?

Bill Grove: This summer or fall by the time we get all the approvals we will probably be into fall timeframe.

Chairman Ely: Any other questions? I propose we move to schedule this tentatively for public hearing at the meeting on July 21 subject, of course, to the ZBA's approval of the two residences on the same lot. Michael Staub seconded the motion.

All in favor.

Ayes: 6, J. Ely, R. Endres, J. Inda, M. McCabe, S. Seymour, M. Staub

Nays: 0

Motion carried.

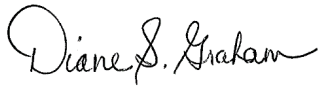
**Other**

Supervisor Marshall on behalf of the Town Board wished James Ely much success in retirement and thanked him for his nine years of service to the Town.

**Motion to Adjourn**

Being no further business, Michael Staub moved to adjourn the meeting. Jason Inda seconded the motion. The motion was unanimously adopted and the meeting was adjourned at 7:31 pm.

Respectfully submitted,

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

Diane Scholtz Graham  
Board Assistant

Appendix - Application 2021-0021 Neighbor letters

The Flaum Family  
400 Andrews Street, Suite 500  
Rochester, New York 14604

May 25, 2021

Sent Via Fax and Email

Town of South Bristol  
Planning and Zoning Board  
6500 West Gannett Hill Road  
Naples, NY 14512-9216  
Email: [admin@southbristolny.org](mailto:admin@southbristolny.org)  
Fax: 585-374-8918  
Attn: Diane Scholtz Graham, Board Assistant

**RE:**     Public Hearing related to 6555 Longs Point Road, tax map #185.17-2-15.000

To whom it may concern,

We are the beneficial owners of 6551 Longs Point Road and are in receipt of the Legal Notice of Public Hearing related to the special use permit to build an additional residential structure on the lot located at 6555 Longs Point Road (the "Subject Property"). Both parties are subject to a Maintenance and Right-of-Way Agreement (the "ROW"). Additionally, the Subject Property's sole access requires them to drive over our property pursuant to such agreement. We have attached copies of the ROW for your convenience.

While we are not opposed to a new residential structure, we have some concerns about the construction. As a result, we would request that in the event that a special use permit is granted, said permit contain certain restrictions and requirements that would maintain our enjoyment of our property. Specifically, we request that any special use permit contain the following terms:

1. TRAFFIC: We request that construction related traffic is kept to a minimum to maintain the safety of pedestrians and children and permit us access to our property. The construction of the new premises will not interfere with our use of the shared road or otherwise interfere with or block the shared road.
2. DELIVERY: We respectfully request that owner of the Subject Property explores using a barge to deliver large and heavy construction materials and equipment.
3. PARKING: There is no physical space to accommodate more than a few vehicles on the Subject Property at one time. The ROW does not provide the Subject Property with any parking rights over Longs Point Road or our property. Therefore, the owner of the Subject Property will need to provide off-site parking for the construction project so as not to interfere with our enjoyment of our property or create a dangerous situation for pedestrians and children.
4. TIMING: Construction and traffic, including delivery of constructions materials and vehicles and all related activities, will not occur during the months of July and August and will not be conducted on weekends or federal holidays and will be limited to weekdays from 8 AM to 5 PM.

The Flaum Family  
400 Andrews Street, Suite 500  
Rochester, New York 14604

5. WEIGHT: The owners of 6555 Long Points Road shall confirm that the bridge providing access to the properties can bear the weight of trucks. In addition, the owners of the Subject Property shall bring in trucks and materials by barge in order to reduce strain and truck traffic on the shared road.
6. REPAIRS: Upon the completion of the project, the owners of the Subject Property shall be required to repair the road and the bridge to the condition it currently sits at their sole and cost and expense.

Respectfully,

Asher Flaum, Loren Flaum, and Sara Ressler



ONTARIO COUNTY CLERK'S OFFICE  
CLERK'S RECORDING PAGE

*This Document has been recorded*  
**This is NOT a bill**

Return To:

WILLIAM MACDONALD  
2526 BROWNCROFT BLVD  
ROCHESTER NEW YORK 14625

Index DEED BOOK

Book 01126 Page 0351

No. Pages 0011

Instrument AGREEMENT

Date : 8/31/2004

Time : 10:40:32

Control # 200408310068

IN # IN 2004 013564

T/T # TX 2005 000423

Employee ID COUNTER3

CHADWICK  
JAN  
CHADWICK  
MAY  
LONG  
FRANKLIN  
LONG  
PATRICIA

C  
M  
H

RECORDING	\$	39.00
RECORDING	\$	2.00
SURCHARGE	\$	4.75
SURCHARGE	\$	14.25
TRANS TAX	\$	.00
TP-584	\$	5.00
	\$	.00
	\$	.00
	\$	.00

Total: \$ 65.00

STATE OF NEW YORK  
ONTARIO COUNTY CLERK'S OFFICE

TRANSFER TAX

THIS SHEET CONSTITUTES THE CLERK'S ENDORSE-  
MENT REQUIRED BY SECTION 316-A (5) AND  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. \*\* DO NOT DETACH \*\*

TRANSFER AMT \$ .00

TRANSFER TAX \$ .00

JOHN H. COOLEY  
COUNTY CLERK



200408310068

**MAINTENANCE  
AND  
RIGHT-OF-WAY AGREEMENT**

**THIS AGREEMENT**, made this 27<sup>th</sup> day of August, 2004, by and between **JAN C. CHADWICK AND MAY M. CHADWICK**, residing at 6547 Longs Point Road, Naples, New York, 14512, hereinafter referred to as "the Chadwicks"; **FRANKLIN H. LONG AND PATRICIA LONG**, residing at 6551 Longs Point Road, Naples, New York 14512, hereinafter referred to as "the Longs"; and **MARK CONNERS**, residing at 18 Chelsea Park, Pittsford, New York 14534, and **GWENYTH CONNERS**, residing at 5 OLD ACRE LANE ROCH. N.Y.  
~~XXXXXXXXXXXXXXXXXXXX~~, hereinafter referred to as "the Connors"; 14618

**WITNESSETH:**

**WHEREAS**, the parties hereto are respectively the owners of the following parcels of real property situated on the west side of Canandaigua Lake:

- (1) 6547 Longs Point Road, Naples, New York 14512, owned by Jan Chadwick and May M. Chadwick;
- (2) 6551 Longs Point Road, Naples, New York 14512, owned by Franklin H. Long and Patricia Long; and
- (3) 6555 Longs Point Road, Naples, New York 14512, owned by Mark Connors and Gwenyth Connors; and

**WHEREAS**, a Survey Map, dated 8/7/04, has been prepared by Venezia & Associates, Rocco A. Venezia, P.L.S. depicting the aforesaid properties and their respective boundary lines; and

R/R William MacDonald  
2526 Browncroft Blvd  
Rochester 14625

**WHEREAS**, said Survey Map depicts a "PAVED DRIVEWAY" extending from Longs Point Road across a bridge along the boundary line of property owned by the Longs and the Chadwicks and continuing across the property owned by the Longs and ending at property owned by Mark Conners and Gwentyth Conners; and

**WHEREAS**, the parties hereto hereby acknowledge that said "PAVED DRIVEWAY" provides a means of ingress and egress to their respective properties; and

**WHEREAS**, the parties hereto are desirous of entering into an Agreement to provide each of the parties hereto continued rights of ingress and egress to their respective properties; and to provide for continued rights of ingress and egress for their heirs, successors in interest and invited guests; and

**WHEREAS**, the parties hereto hereby acknowledge that it will be necessary, from time-to-time, to expend money for the maintenance, repair and upkeep of the "PAVED DRIVEWAY", and the parties acknowledge that the cost of maintaining the "PAVED DRIVEWAY" shall, at minimum, include the following: pavement repairs and, from time-to-time, pavement resurfacing or replacement.

The parties hereto also acknowledge that it will be necessary to maintain, and eventually replace the bridge which now provides access from the "PAVED DRIVEWAY" to Longs Point Road and the parties desire to enter into an Agreement for the repair, maintenance and replacement of the bridge, the dam adjacent to the bridge and the earthen bank in the immediate vicinity of the bridge currently in place to direct/control the flow of water in the creek to prevent it from overflowing.

**NOW, THEREFORE**, the parties hereto hereby agree for themselves, their heirs and successors in interest as follows:

1. **Right of Way.** The parties hereto hereby agree that each of the parties hereto, their heirs, successors in interest and invited guests, shall for the purpose of ingress and egress, have unfettered use of the "PAVED DRIVEWAY" as depicted on the Survey Map of Venezia & Associates, dated 8/7/04<sup>and filed herewith</sup> and as described on "Schedule A" annexed hereto and made part hereof. The parties further agree that neither they nor any of their guests or invitees shall in any way impede or hinder the use of the "PAVED DRIVEWAY" and bridge and the parties agree that the "PAVED DRIVEWAY" and bridge shall be maintained in such a manner as to provide unobstructed access to each of their respective properties. The parties further agree that the aforesaid terms and conditions shall apply to any replacement bridge which may be installed by mutual agreement of the parties and shall further apply to any replacement driveway which may be installed by mutual agreement of the parties, in the event such replacement driveway, by mutual agreement of the parties, deviates from the course depicted on the Survey Map of Venezia & Associates.

The parties hereto hereby agree to exercise the right-of-way provided for above with consideration and respect for each parties' right to quiet enjoyment and use of their respective properties.

2. **Maintenance, Repairs and Replacement.** The parties hereto hereby agree to share equally in the costs of maintaining in good condition, the bridge and the stone abutments supporting the bridge as well as the dam and the earthen bank in the immediate vicinity of the dam. The parties acknowledge and agree that maintenance and repairs to the dam and earthen bank may, from time-to-time, be necessary to direct/control the flow of water in the creek to prevent it from overflowing. In the event that the parties, by mutual agreement, elect to replace the bridge, then the cost thereof shall be shared equally by the parties.

With respect to the "PAVED DRIVEWAY", the parties agree to allocate the cost of repairing, maintaining, resurfacing or replacing the "PAVED DRIVEWAY" as follows:

(1) The Chadwicks shall be responsible for one-third (1/3) of the cost for the portion of the "PAVED DRIVEWAY" from their eastern boundary line intersecting the bridge ("Chadwicks eastern boundary line") to the northwest corner of their property, a distance of 87.80' as shown on the Map of Venezia & Associates, dated 8/7/04.

(2) The Longs shall be responsible for one-third (1/3) of the cost for the portion of the "PAVED DRIVEWAY" from Chadwicks' eastern boundary line to the northwest corner of the Chadwicks' property, a distance of 87.80' as shown on the Map of Venezia & Associates, dated 8/7/04, and for one-half (1/2) of the costs for the portion of the "PAVED DRIVEWAY" from the northwest corner of the Chadwicks property to the western boundary line of the Longs' property, which is shown on the Map of Venezia & Associates as the common boundary line between the property of the Longs and the Conners.

(3) Mark Conners and Gwentyth Conners shall be responsible for one-third (1/3) of the cost for the portion of the "PAVED DRIVEWAY" from Chadwicks' eastern boundary line to the northwest corner of the Chadwicks' property, a distance of 87.80' as shown on the Map of Venezia & Associates, dated 8/7/04, and for one-half (1/2) of the costs for the portion of the "PAVED DRIVEWAY" from the northwest corner of the Chadwicks property to the western boundary line of the Longs' property, which is shown on the Map of Venezia & Associates as the common boundary line between the property of the Longs and the Conners, and for any and all costs for the portion of the "PAVED DRIVEWAY" from the western boundary line of the Longs' property to the point where the pavement ends on the Conners' property.

3. **Temporary Easements.** The parties hereby agree that such contractor or contractors as may, from time-to-time, be hired by them for the purpose of performing such maintenance, repairs or improvements as may, from time-to-time, be necessary to maintain the "PAVED DRIVEWAY", bridge, dam and earthen bank in good condition, shall have a temporary easement over the property of the respective parties for such time as may reasonably be necessary to complete the maintenance work or the repairs and improvements then being undertaken. Said temporary easement shall automatically cease and terminate upon the completion of said maintenance, repairs or improvements. The parties hereby agree that any maintenance, repairs or improvements as may be necessary shall be done in such a manner as to minimize any annoyance or inconvenience to any of the parties and with full consideration of each parties' right to quiet enjoyment of their respective properties.

4. **Modification and Waiver.** No modification or waiver of this Agreement or of any part thereof shall be valid or effective unless in writing, signed by the owners of all three of the properties which are the subject of the within Agreement. No waiver of any breach or condition of this Agreement shall be deemed to be a waiver of any other or subsequent breach or condition, whether of like or different nature.

**"SCHEDULE A"****DESCRIPTION  
10' RIGHT OF WAY**

All that tract or parcel of land situate in the Town of South Bristol, County of Ontario, State of New York and being more particularly described as follows:

BEGINNING at a point in the northeast corner of lands of Jan & May Chadwick as filed in Liber 661 of Deeds at Page 316:

Thence South 16 44'48" West a distance of 43.81 feet to a point

Thence South 09 21'24" West a distance of 125.08 feet to a point

Thence South 28 13'05" West a distance of 69.20 feet to a point

Thence South 43 53'20" West a distance of 48.62 feet to a point

Thence North 33 29'06" West a distance of 10.25 feet to a point

Thence North 43 53'20" East a distance of 45.00 feet to a point

Thence North 28 13'05" East a distance of 66.17 feet to a point

Thence North 09 21'24" East a distance of 123.41 feet to a point

Thence North 16 44'48" East a distance of 51.40 feet to a point

Thence South 41 01'15" East a distance of 11.82 feet to the POINT AND PLACE OF BEGINNING.

May 26, 2021

To whom it may concern:

We, the Chadwick family, owners of the property at 6547 Longs Point Road, are writing to address concerns about the new construction project being considered for the Conners' property at 6555 Longs Point Rd.

The properties on the south side of Longs Point, owned by the Conners, Flaums and Chadwicks, are accessed by crossing a bridge over the small creek. In 2011 we made plans to demolished the original house on our property and built a new house and garage. Before starting on our project the 3 families owning property on the south side of the bridge joined together to have the bridge replaced. Plans for a new bridge were drawn up by Jensen BRV Engineering. The new bridge, specifically built to carry all construction traffic and fire trucks, was completed in the Fall of 2011. Since being built, the bridge has had no problems in handling the construction of our house, the construction of the Flaum's swimming pool, or propane trucks making deliveries to the south side of the bridge. There should be absolutely no problem with construction vehicles using the existing bridge.

We would also like to offer our property as a parking area for the Conners' worker's vehicles when necessary. Our driveway, along with the lawn area between the driveway and the creek, can easily provide parking for 8-10 work vehicles.

In summary, we see no problems with the construction of the Conners' new home with respect to bridge strength or parking issues.

Oliver Chadwick (representing the Chadwick family)

A handwritten signature in black ink that reads "Oliver Chadwick". The signature is written in a cursive, flowing style.