



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

Planning Board Meeting Agenda

Wednesday, April 19, 2023 at 6:30 pm

Meeting in-person or by joining Zoom

<https://us02web.zoom.us/j/81867300810?pwd=aDFocjN4a0lLaFczSlhpbFRIUnpIdz09>

Meeting ID 81867300810, Password 086430

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 the Planning Board meeting minutes for November 16, 2022, December 7, 2022, January 18, 2023 and February 15, 2023

Regular Old Business

Request for Six-Month Extension of Site Plan Approval Application 2020-0013

Owner: Bristol Harbour Village Association Inc.

Representative: Gloria Harrington, President

Property: 5680 Shore Drive

Tax Map #: 168.16-1-7.100

Zoned: PD (Planned Development)

Request for Six-Month Extension of Site Plan Approval Application 2022-0028

Owner: EbenStone LLC

Representative: Shawn Ritchie

Property: 6195 Blackberry Drive

Tax Map #: 178.00-1-38.220

Zoned: LR (Lake Residential)

Short-Term Rental Code Review Update

Regular New Business

Site Plan Approval Application 2023-0001

Owner: EbenStone LLC

Representative: Shawn Ritchie

Property: 6193 Blackberry Drive

Tax Map #: 178.00-1-38.210

Zoned: LR (Lake Residential)

Other

Motion to Adjourn

Town of South Bristol Planning Board Meeting Minutes Wednesday, April 19, 2023

Present David Bowen
Jill Gordon
Jason Inda
Michael McCabe
Frederick McIntyre
Paul Miller
Sam Seymour
Kevin Stahl

Guest In-person: Kathy Bassage, Gloria Harrington, Shawn Ritchie, Lindsay Bolton,
Alan Pearce
Zoom: Amy Hickey, Jordan Lack, Tom Gunter-Kremers, Amy Merrill, Kelly Scott

Call to Order

The meeting of the Town of South Bristol Planning Board was called to order at 6:31 pm. All Board members were present.

Reading of Vision Statement

David Bowen read the Comprehensive Plan Vision Statement.

Meeting Etiquette

Chairman Stahl reviewed meeting etiquette.

Other

Chairman Stahl welcomed new board member Paul Miller, Alternate #1.

Minutes

David Bowen moved to approve the November 16, 2022 and December 7, 2022 meeting minutes as amended. Jason Inda seconded the motion. The motion was unanimously adopted by all Board members present.

David Bowen moved to approve the January 18, 2023 meeting minutes as written. Jill Gordon seconded the motion. The motion was unanimously adopted by all Board members present.

The approval of the February 15, 2023 meeting minutes were deferred to the next meeting.

Regular Old Business

Request for Six-Month Extension of Site Plan Approval Application 2020-0013

Owner: Bristol Harbour Village Association Inc.
Representative: Gloria Harrington, President
Property: 5680 Shore Drive
Tax Map #: 168.16-1-7.100
Zoned: PD (Planned Development)

Chairman Stahl: Representative requested a one-time six-month extension to site plan approval granted on September 21, 2022 and expired on March 21, 2023. Is there going to be any changes to the site plan?

Gloria Harrington: No. Nothing has changed. We have been held up by the weather and some other projects that we are currently undergoing at Bristol Harbour. I want to make sure that you understand that there is no change to what has been submitted. We are asking for a six-month extension. I am here on behalf of the Board. I am Gloria Harrington, President of BHVA and with me is Kathy Bassage the site administrator for Kenrick at Bristol Harbour.

Chairman Stahl: I do not have any more questions. Are there any questions from the rest of the board members?

There are no changes to the plan. Can I have a motion to approve the applicant's request for one-time six-month extension until September 21, 2023?

David Bowen made the motion to approve the applicant's request for one-time six-month extension until September 21, 2023. Jill Gordon seconded the motion.

Roll Call Vote

David Bowen – Aye

Jill Gordon – Aye

Jason Inda – Aye

Michael McCabe – Aye

Fred McIntyre – Aye

Sam Seymour – Aye

Kevin Stahl – Aye

Motion carried.

Request for Six-Month Extension of Site Plan Approval Application 2022-0028

Owner: EbenStone LLC

Representative: Shawn Ritchie

Property: 6195 Blackberry Drive, Lot 2

Tax Map #: 178.00-1-38.220

Zoned: LR (Lake Residential)

Chairman Stahl: Owner requested a one-time six-month extension to site plan approval granted on October 19, 2022 and expires on April 19, 2023. Is there any changes to the site plan?

Shawn Ritchie: No changes.

Chairman Stahl: A reason why you were not able to get on it before the six months ran out?

Shawn Ritchie: There were two approvals in one meeting and in the fall we got started on one of the sites. We are rolling on that. We were not quite ready to submit building plans for the second site. We felt rather than rush it we would apply for a six-month extension, if possible.

Chairman Stahl: Any board members have any questions to ask?

Sam Seymour: Just so we are clear this is the south site?

Shawn Ritchie: That is correct.

Diane Graham: He received house numbers after the approval.

Chairman Stahl: I will request a motion to approve the owner's request for a one-time six-month extension until October 19, 2023?

Jason Inda made the motion to approve the applicant's request for one-time six-month extension until October 19, 2023. Michael McCabe seconded the motion.

Roll Call Vote

David Bowen – Aye

Jill Gordon – Aye

Jason Inda – Aye

Michael McCabe – Aye

Fred McIntyre – Aye

Sam Seymour – Aye

Kevin Stahl – Aye

Motion carried.

Regular New Business

Site Plan Approval Application 2023-0001

Owner: EbenStone LLC

Representative: Shawn Ritchie

Property: 6193 Blackberry Drive, Lot 1

Tax Map #: 178.00-1-38.210

Zoned: LR (Lake Residential)

Chairman Stahl: Please describe the project.

Shawn Ritchie: We would like to put in a permanent dock on Lot 1, north lot. It is designed by Kevin Dooley who is with Worden Hill with the assistance of Anthony Venezia surveyor. Between those two they are experiencing how to abide and adhere to the Docking & Mooring Law. This is basically their design to meet those criteria. The correct setback and correct width of the main aisle and distance from the mean high water up the lake abiding by all those criteria. They are available via phone if I need to call to them, but they were not available to come tonight.

Diane Graham: I did not hear what was said towards the end.

Shawn Ritchie: I have been working with Anthony Venezia Surveyor, which I think you are most familiar with him and Kevin Dooley for Worden Hill. He is going to be building the dock. The layout adheres to the Canandaigua Mooring Law regarding total square footage allotted for steep slope. Regarding distance from mean high water out into the lake. I believe that is 60 feet. In regards to the

setback of the marine survey line, which are not necessarily parallel with the property line. You can see by the schematic where the dock is in reference to the offset of the marine survey line of ten feet. He likes to go an additional 1.8 feet inside of that just so we are not close to that setback line.

Chairman Stahl: The square footage was 800 and some square feet?

Shawn Ritchie: Correct. Being a lot size of 100 feet or less of frontage you are allowed 720 square feet of dock, but in the steep slopes area they allot an additional 200 square feet for a boat accessory structure. That gives you a total of 920 square feet at your disposal. This is under that slightly at 888.

David Bowen: I did not find it anywhere on the diagram Mr. Ritchie. Do you have any idea what the depth of the water at the 60 foot from mean high water mark or out at the end of the dock?

Shawn Ritchie: I don't. I know that where the boat hoist section is it is 32 inches deep there. That was Anthony's concern about making sure it was deep enough for a boat. It is deeper than that.

David Bowen: Where the bow would go if going in straight?

Shawn Ritchie: Correct.

David Bowen: It is 32 inches there by the dock that goes out and around the roof area?

Shawn Ritchie: Yes. It is much deeper.

David Bowen: I am assuming, but you never know.

Shawn Ritchie: That is a good question.

David Bowen: I am assuming it is deep at the end of the dock, but you never know.

Shawn Ritchie: I would say it is over six feet.

David Bowen: I do not want to have you come back here and we have to move it out further.

Shawn Ritchie: Sure.

David Bowen: Maybe between now and next month you could find out.

Shawn Ritchie: Sure.

Diane Graham: Do you want from the end?

David Bowen: The 60 foot mark. It requires three feet of depth out there. I am sure it way over that, but you never know. The thing we want to avoid is having you come back and we have to extend it out beyond the 60 foot area for which you would need a...

Shawn Ritchie: Special exemption. Okay. That is fair.

David Bowen: The only other thing it says accessory structure when you step onto the dock off to your right. There is an area that is eight by fifteen.

Shawn Ritchie: Correct.

David Bowen: It is labeled accessory structure, but the diagram, the elevation image doesn't have a structure there. Are you planning to build an enclosed structure on that site?

Shawn Ritchie: We are. It would go there. It is not exactly in the plans, but we do plan to put a storage structure along the guidelines that they give you. The exact size would be smaller. It would probably be ten by six something like that allowing to store a kayak or life jackets, stuff like that.

David Bowen: I do not know the answer. Alan, do you know if that requires a site plan approval for that structure before. Does he have to come back in and get another permit?

Alan Pearce: No. He is allowed that accessory structure because it is a steep slope.

David Bowen: I get that he is allowed it, but it is not on here other than labeled.

Shawn Ritchie: I can add it for the next meeting. I can research exactly what that is.

David Bowen: Maybe just an idea of what it is that it is going to be. So we do not end up with something that is bigger than you are allowed as built.

Shawn Ritchie: Sure. Okay.

David Bowen: Maybe we can condition the permit based on your size.

Shawn Ritchie: I think they give you the requirements of what you are allowed in height and width. It is pretty clear. It will be that or less depending, but I can definitely sketch that in and make sure that is on the plan.

Sam Seymour: In the dock detail, the upper right hand corner there, it shows the slip area with what looks like a roof line that would be a hip roof type design. The way the angles are on that light gray line or set of lines. In the profile view to the right it does not show hip roof. This is along a fairly long shoreline with a lot of people looking or wanting to look to the south to see the view of the end of the lake. Could we show that this is going to be a hip roof design to taper the ends of the boat structure?

Shawn Ritchie: Yes.

Sam Seymour: I have seen this before, but I am not sure what the lines are supposed to dictate or demonstrate over the slip. It appears to be a hip roof, the ridge lines. Yet, it contradicts the profile.

Shawn Ritchie: Okay.

Chairman Stahl: Any more questions?

Fred McIntyre: Do we have to be concerned about the design of the tram on the steep slope?

David Bowen: My understanding is trams are not under our jurisdiction.

Fred McIntyre: Okay.

David Bowen: It seems very strange, but that is the way it is. The tram comes right onto the dock, right on that small square?

Shawn Ritchie: It does. Yes.

David Bowen: It does not come to the ground and then you step up onto the dock from somewhere else?

Shawn Ritchie: Correct.

Chairman Stahl: Do we have any more questions for Shawn?

- County Planning Board referral recommendation and comments (Exempt)
- Septic system review and approval (NA)
- Storm water and erosion control measures recommendations (NA)
- State and Federal Threatened and Endangered Species determination required (No)
- Archeological site determination required (Yes) (No impact)
- Agricultural farms (Active farms within 500 feet) (No)
- Floodplain determination / Floodplain Development Permit required (No)

Any board members/CEO questions or comments other than what we said?

We will schedule application 2023-0001 for final review/public hearing on May 17, 2023 pending items added to the site plan.

David Bowen: Do you have those Shawn?

Shawn Ritchie: Yes. Hip roof detail, the depth of the water at 60 foot mark and accessory structure design.

David Bowen: Just for the sake of being practical maybe we should make sure that the boat slip is adequately deep throughout too.

Shawn Ritchie: Sure.

David Bowen: So you do not find out half way through the project you have to put it on the other side or something.

Shawn Ritchie: Right. Thank you.

Chairman Stahl: Thank you Shawn.

Short-Term Rental Code Review Update

Chairman Stahl and David Bowen gave an update from their committee meeting today to the board. There were some questions from the audience that were answered.

Motion to Adjourn

Being no further business, Michael McCabe moved to adjourn the meeting. Sam Seymour seconded the motion. The motion was unanimously adopted and the meeting was adjourned at 7:39 pm.

Respectfully submitted,

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

Diane Scholtz Graham
Board Assistant