



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

Planning Board Meeting Agenda

Wednesday, February 15, 2023 at 6:30 pm

Meeting in-person or by joining Zoom

<https://us02web.zoom.us/j/87194111026?pwd=L3E1NlhSRIFTSDNEZ0owblIyWDVVZz09>

Meeting ID 87194111026, Password 736739

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 Planning Board meeting minutes for October 19, 2022

Regular Old Business

Public Hearings

Site Plan Approval Application 2022-0035

Owner: Ayers Funding LLC

Representative: Bayer Landscape Architecture PLLC

Property: 5768 Storm Haven

Tax Map #: 168.12-1-25.100

Zoned: R-3 (Residential 3 Acres)

Regular New Business

Informal Discussion

Property Owner: Rochester Museum & Science Center

Property Address: 6472 Gulick Road

Tax Map #: 182.00-5-7.000

Zoning District: PD (Planned Development)

Representative: Nathan Hayes, Director of the RMSC Cumming Nature Center

Project Name: Cumming Nature Center Treehouse

Other

Motion to Adjourn

Town of South Bristol Planning Board Meeting Minutes Wednesday, February 15, 2023

Present David Bowen
Jill Gordon
Jason Inda
Michael McCabe
Frederick McIntyre
Sam Seymour (Zoom)
Kevin Stahl

Excused Paul Miller

Guests In-person – Mark Bayer, Josh Raymor, Jared Lusk, Rory Stave, Nathan Hayes, Wade Sarkis, Catherine Battle
Zoom – Anthony Venezia

Call to Order

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

Reading of Vision Statement

Michael McCabe read the Comprehensive Plan Vision Statement.

Meeting Etiquette

Chairman Stahl reviewed meeting etiquette.

Minutes

Jason Inda moved to approve the October 19, 2022 meeting minutes as written. Jill Gordon seconded the motion. The motion was unanimously adopted by all Board members present.

Regular Old Business

Public Hearings

Site Plan Approval Application 2022-0035

Owner: Ayers Funding LLC
Representative: Bayer Landscape Architecture PLLC
Property: 5768 Storm Haven
Tax Map #: 168.12-1-25.100
Zoned: R-3 (Residential 3 Acres)

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:

2022-0035 for property owned by Ayers Funding LLC located at 5768 Storm Haven, tax map #168.12-1-25.100. The applicant/property owners are looking to construct approximately a 3,489 square foot single-family residence and associated site improvements.

Said hearing will take place on the 15th day of February, 2023 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

Chairman Stahl: I am going to assume we have the representative at the desk.

Mark Bayer: We do.

Chairman Stahl: I know we had a real nice presentation back in October, but it has been a while if you want to give us brief description on what the project is.

Mark Bayer: Absolutely. My name is Mark Bayer. I am principal of Bayer Landscape Architecture. Josh Raymor is here with me. He is a senior associate and very active in this project. Jared Lusk is behind me. He is the Cook family representative. He is an attorney. We have Anthony with us tonight. Anthony is the project surveyor. Unfortunately, Bill Grove who did the septic design is away this week so he could not join us nor could Anthony's sister who is Erin Joyce who is our civil engineer. She is not able to make it this evening neither. I think we had a pretty thorough presentation the last time in October. No anything significant has changed. We went away with a couple of assignments from the Board and the team at the town. One of which was to complete the lot line adjustments necessary to do the project. Anthony has done that and it has all been filed. We lot line adjustments to accommodate the septic system. That has been completed. It is filed. It is with the town. The other thing that we needed to do before we could come back and see you was complete the review of the septic system with the health department. Bill Grove did complete that. It has been approved and filed. It is also with the town. Those two things are done. As far as the project goes, project is the still the same scope. Thirty-five plus or minus thirty-five hundred square foot single-family dwelling. It is being done in a rustic Adirondack style. It will be on an eight and half acre parcel. One of the things we always try to do, we are very conscious of here being on the lake. We positioned the house basically where there was a previous disturbance. We believe sometime between the 1950's to 1970's range as the best we can gauge there was some cut and fill and disturbance done. I actually took Scott out there at one point and showed him where that is and we sited the house there because it would be the area of least impact. Tried to maximize preservation of trees and so on. That is where we sited it. Also, it worked out very well because it nestles the house back into the site. One of the objectives that we had really early on with the Cook family was not to make the house prominent on the bluff. It is pushed back. The closest corner is about 73 feet plus or minus from the bluff. The closest point on the patio is about forty-five to fifty feet. The building will be all natural materials, natural stone and wood. It will be done with earthy tones. One of our goals with this project and whenever we can possibly get an owner to do so we are always trying to not put their house front and center on the lakefront. That is one of the reasons we are back and nestled in so that we are in keeping with the spirit with the Canandaigua Lake watershed guidelines, which one of the objectives is to minimize visual impacts from the water. The other thing we talked a lot about last time was we spent an awful lot of time working on storm water management because it is extremely important. As landscape architects we focus on storm water management practices every day. Here is no different. We are going above and beyond. As you

come down the roadway there is a large rain garden proposed. We are going to pick all the water coming down the main drive. It will be discharged into the rain garden first. Where we will have a stone lined bottom and vegetated rain garden. The purpose of that is to slow the water coming down the hill. It settles sediment out there and then releases slowly to a long flat bio-swale which is running parallel to the laneway, which goes north-south on the site. That goes all the way to the south end of the site. That runs it about very low pitches. I would say one to two percent max. It is all stoned lined. It is all vegetated. It is the second step in a process of slowing storm water down and allowing as much infiltration as possible. That is part of our system as well. As a long the driveway actually going down to the house site we have on the uphill side there will be another swale, which will have a cobble lined base to it. We install check dams. We have done this on many projects. That does two things on the slope going down. Again, it filters and it slows water by having the cobble and then the check dams intermittently it slows the water down. We are also making sure that down spouts are actually tied in to basically no pitch, low pitch perth pipe. That again is a method that we use in conjunction with the civil engineer to never have a hot point or a rushing water situation anywhere on the site. It allows to manage the storm water, which is what we are doing throughout the project. The other thing we have done is to the best of our ability with a site like this we are being conscious of trying to limit our grading and disturbance as best as we can to mostly right around the house and driveway tying our contours back in as fast as we can and preserving as many of the trees as we possibly can. That is good practice and that is what we do every day. As I said before, as far as the septic system that has been taken care of. The building itself as I said, is a single-family dwelling unit with an exterior terrace. The drive comes down to the house. There is a small parking area to the north end of the site. That is essentially where we are. Let me know if I did not cover what you wanted to hear or know about.

Chairman Stahl: There were three items from our last meeting. You covered and addressed all three of them. Very good.

Mark Bayer: Good.

Chairman Stahl: Is there any other questions from the Board?

David Bowen: Mr. Bayer, looking at your amended site plan I think it is on the six page L-1.1. There are a number of trees that are shown on there. How many trees are actually coming down that are there now?

Mark Bayer: The best way I can describe that is by the grading limits. The area right around the house is where the disturbance is and behind this retaining wall. There will be disturbance there. Trees in the limits of grading, which are around here will be coming down to put the house in. What we are doing is maintaining this whole quadrant here along the north and this whole quadrant here. Then we are very intentionally not disturbing the bluff zone to preserve all those trees because not only do we want them for preservation of the bluff, but also to help vail the building from the water.

David Bowen: In the lightest green area how many trees do you think are coming down?

Mark Bayer: I do not have an exact count. There are certainly a number of trees in here that are going to come down I would think. Josh, what do you think twenty trees?

Josh Raymor: Right.

Mark Bayer: Yes. That is my estimate.

Chairman Stahl: Any other questions?

David Bowen: Yes. I am not done yet. I am sorry Mr. Grove is not here because I did have some septic questions. The septic tank is 2,000 gallons, which is if I understand that correctly that is for six possibly seven or eight bedrooms?

Mark Bayer: Yes.

David Bowen: Five are proposed. There is also an expansion area on your leach field showing a fifty percent potential expansion.

Mark Bayer: Yes.

David Bowen: Are there any other structures that the Cooks intend to tie into this system at some point in the future?

Mark Bayer: Not here at all. This is the only structure they are planning. I can answer a lot of your questions. The system is designed based on health department regulations of square footage. At that square footage they require you to design for five bedrooms. The other thing, Anthony help me with this if you know, my understanding is they always require a fifty percent expansion just in case leach lines fail. That is not anything special.

Anthony Venezia: That is correct.

Mark Bayer: That is a requirement of the health department.

David Bowen: I am curious simply because you have a large tank. You have a large field. Potentially much larger field and you also have other adjoining lots. You have a dock and crane system that are not servicing this house, but are immediately next door.

Mark Bayer: Right.

David Bowen: Is there going to be anything tied into this system?

Mark Bayer: Not that I am aware of. There is nothing going to be tied into this system other than this house. Bill designed it per health department requirements. That is the way he did it. Nothing unusual. Nothing planned.

David Bowen: Understood. It just there is surrounding lots around it and one with a crane and a dock.

Mark Bayer: They own forty plus acres here.

David Bowen: Understood.

Mark Bayer: This is their refuge that they are planning. There is three generations going to use this building. At this point and time there is nothing else planned down here.

David Bowen: The plans specify that there is a 750 gallon per day limit of water usage in the house. How is that monitored?

Mark Bayer: Bill has done calculations based on this house and this footage. He is absolutely confident that they are not be exceeding the capacity of this system. He is absolutely confident of that.

David Bowen: It is a condition of the health department's approval. Is there some sort of shut off system or something if they exceed it?

Mark Bayer: I do not know specifically, but I know that when he had conversations with us about it. He said that this system is over designed for their usage. The health department reviewed it very carefully with him. They approved it as designed.

David Bowen: The next page on your site plan L 2.0. The erosion control notes at the very last item. Can you read that? I cannot read my screen. It is too small.

Mark Bayer: Number nine. It is rain gardens shall not be installed until...

David Bowen: No. The erosion control notes. Number twelve I think it is.

Mark Bayer: Hold on please. The project will disturb over one acre. Is that the one you are referring to? Prior to construction will be required to file for notice of intent for coverage under SPDES general permit for storm water discharges from the construction activity. General permit GP-0-20-001.

David Bowen: Have they applied for that permit?

Mark Bayer: That is a normal permit that you get when you enter in the construction phase.

David Bowen: Okay.

Mark Bayer: They do that. We have a full sediment and erosion control plan. Again, I think goes above and beyond what you normally see in residential construction by a mile.

David Bowen: That permit requires a storm water pollution prevention plan. Is that plan drawn up yet or this drawing that plan?

Mark Bayer: This is a SWPPP plan.

David Bowen: This one is?

Mark Bayer: Yes.

David Bowen: Okay. That is what will go to the DEC for the permit application?

Mark Bayer: Yes. They will get a permit. Anthony will actually be monitoring throughout. We have to issue regular reports. It is all part of the process.

David Bowen: Okay. Thank you.

Mark Bayer: Yes. You are welcome.

Chairman Stahl: All set?

David Bowen: I am all set.

Chairman Stahl: Anybody else have a question? If not, the septic system design has been approved. The lot line combination filing has been filed with the Ontario County Clerk's Office. We now have an amended site plan with a new tax map number showing the new combined lot outlined in red. The County Planning referral recommendations is exempt from that. The lot line combination filing with the Ontario County Clerk's Office was done November 15, 2022. Septic system design was approved by the NYS DOH on January 27, 2023. There is no storm water and erosion control measure recommendations. There was a steep slopes permit that has been received with the application. There are no threatened or endangered species according to NYS DEC and the US Fish and Wildlife. An archeological site determination was required and we received it a no impact letter dated September 27, 2022. There is no agricultural farms within 500 feet. There is not a flood plain permit required. Now at this point I can ask Diane is there any written comments?

Diane Graham: No.

Chairman Stahl: Then we will move to our public comments. Is there anybody here that has a comment on this?

Diane Graham: Yes. We have one.

Chairman Stahl: Okay sir. Go right to the microphone.

Wade Sarkis: My name is Wade Sarkis. My property is 5771 Blake Acres Drive. Immediately adjacent to this property to the north. From what I have seen it looks great. Appreciate all the work you are doing Mark and to your team for storm water management and very creative. I want to go back to the March 2021 meeting when this applicant was here for the approval of the docking system and trams, which they received. At that meeting there is a lot of new faces I think on this Planning Board since then. At that meeting I was asking specific questions as to how they plan to access the north tram, which I do not know if it is on that drawing there. It terminates at the top of the bluff and the middle of the woods. I was told that the Cooks like to hike because it is literally three or four hundred feet away from anything else out there. I see on the plan how they are going to access that site. At that time there was no plans submitted and no real response to my question. The spring of last year the lot was staked out. I am assuming they were engineer stakes and laying out their plans and knew what they wanted to do. Then in April excavation began on several facets including the drainage ditch that runs north-south and the drive and parking area. I had contacted the town. There were no permits. There were no steep slopes permits or site plan. There was a stop work order issued. When we see this proposed drive here and this parking area that is all done. It is in. It has been cleared. When I listened to the October 19 meeting minutes recording, I was hoping to get some questions from the Board about how and why that happened. There was some questions about the ditch. I do not believe there were any other than the stop work order no fines issued or penalty. It disturbs me that it proceeded without approvals. I do not know why. Maybe you can explain what happened. It leads me to think that the town to add some teeth to the code. Especially in sensitive steep slopes areas adjacent to the lake to discourage this type of activity. Otherwise, there really isn't

anything holding someone back from doing this. A stop work order is temporary. There is no monetary issue. I would like to hear what happened, why it happened and have it on the record. Thank you.

Mark Bayer: Sure. I know exactly what Wade is referring to. The golf course superintendent, Greg Radak, went down and was doing maintenance of the culverts coming down the drive because there are probably five or six culvert crossings on the main lane that goes down. He maintains those on a regular basis. He took it upon himself to also at the same time the north-south swale that runs along the old road that has been there for years. He cleaned that out at the same time. Then knowing that the Cooks had decided they were going to have a structure down here at that point, he cleared a path down to that. He went clearly and did it without the steep slopes permit. We got a call from Scott I think. I believe it was from you Scott that there was activity beyond what was permitted. We met down there with Kevin Olvany I think either the same day or the next morning. Kevin gave us his recommendations on making sure the site was stabilized. Greg and his crew within three or four days had the entire site stabilized. We have had meetings subsequent to that on the site to check the status of that work as I think I explained the last time I was here. The site was fully stabilized. It was re-vegetated. Stone was added to areas where Kevin and Scott felt it would be a good idea. Greg went way beyond that to make sure it was good. Obviously, it is regrettable that he did it without the permit. I think the situation was fully corrected and addressed. That is the story.

David Bowen: Mr. Bayer, are you suggesting that Mr. Radak did all that on his own?

Mark Bayer: Cleaned the swales out.

David Bowen: The property was staked right for the road?

Mark Bayer: He knew where the drive was ultimately going, yes.

David Bowen: He decided to do that all on his own?

Mark Bayer: The directive to him was to do a walking path down and he took it a little further than that clearly.

David Bowen: Who's directive?

Mark Bayer: We had talked to him about that that the Cooks would like a path down.

David Bowen: The property was staked already.

Mark Bayer: We do that as a regular basis not for the purpose of construction. It was not staked for the road. We stake the corners of the building to understand where to put it, how to angle it, what to do and no excavation was done over there at all. We staked the corners of the building as part of a design process.

David Bowen: He had no plans in front of him and the owner's never told him what to do?

Mark Bayer: The owner's did not tell him to go and do excessive grading down there. The directive was to make it walkable down. There is a road already down to a turnaround. This is the lane going into the site which he took further than was anticipated.

David Bowen: There was a lot of trees taken down too, right?

Mark Bayer: No.

David Bowen: That swale that is on above the lane from the rain garden.

Mark Bayer: No. There is no trees.

David Bowen: Sir. I saw the trees down and it was all widened out plus the lane widened out with trees taken down. I am just curious. The golf superintendent came over and did that all on his own?

Mark Bayer: He does maintenance of that road every year. In fact, he has been down there numerous times including the recent storm event where there was major erosion coming from the north. He addressed that. It is part of his routine practice. Every rain storm he goes down that road and checks the culverts. He does that routinely.

David Bowen: Well, he does not make a road routinely does he? Widen the culvert dramatically and put in rip rap routinely? Essentially sir, he basically went with this plan. Was this plan in existence last March or April?

Mark Bayer: It was in development, but it was not fully fleshed out.

David Bowen: Who put the stakes in?

Mark Bayer: Anthony put stakes in for the corners of the building.

Anthony Venezia: The stakes were put in. There was not enough information with the stakeout for the driveway. Typically when we put in stakes for driveways and houses and grading there are cuts and fills. None of that was put on. Stakes were put in for the purpose of walking the site with Mark, his associates and the Cooks to make sure that everything that we were designing was to their liking of location. There was no intent on grades or grading during this stakeout. They were not developed yet. The only thing that was developed at the time was a sketch plan.

Mark Bayer: As I said before, the main purpose of the house corner stakes is exactly what I said. It is to show the owner here is the orientation. See if the position is good and we do it every project we work on.

David Bowen: At the end of the culvert from the rain garden down there was a structure built at the termination point near the boundary line.

Mark Bayer: Yes. That was at the direction of Mr. Olvany. He said he would like to capture the runoff. There is another swale from upstream. He wanted to make sure that was secured and there was already a check dam Greg had put there. Kevin asked if additional riprap and other measures be done to help, again, contain and slow the upstream. There is a fairly heavy swale that comes from upstream.

David Bowen: When was that discussion?

Mark Bayer: That was the day after Scott was there with me. It was the day after the stop work order was issued.

David Bowen: What do you call that pool or pond at the end of the culvert? It was filled in with riprap.

Mark Bayer: Basically, we would call it a check dam essentially.

David Bowen: Did Mr. Radak built that?

Mark Bayer: He did. Yes.

David Bowen: He did that on his own?

Mark Bayer: He did. Absolutely. He is very equipment and machinery. He does all kinds of things to maintain the golf course. He has been doing it for 30 years.

David Bowen: So he went down there in March and April and he built that all on his own with no direction?

Mark Bayer: He did actually. We came down and saw it. He made some adjustments when Kevin was there on site with us.

David Bowen: After the stop work order?

Mark Bayer: Yes.

David Bowen: He did all that before the stop work order?

Mark Bayer: He did. Yes. He is very good at that. Drainages is one of the main things he does on the golf course.

David Bowen: He did that with no plans and no oversight from anybody?

Mark Bayer: He did. That swale was already there.

David Bowen: That pool was not there.

Mark Bayer: He did. He contained that with the goal of slowing the water down.

David Bowen: Was he paid for his time?

Mark Bayer: He works for the owners.

David Bowen: Thank you sir.

Chairman Stahl: Scott, when you got that information you went down to the site and looked over what was going on?

Scott Martin: Yes. We went down and issued a stop work order to Greg. They stopped doing what they were doing. After meeting with Mark and Kevin Olvany the Watershed Manager, we decided that they should do some erosion control for what had been done. They did that and that is as far as they have gone.

Chairman Stahl: When you reviewed what was going on, do you feel there was some code violations not having a steep slopes permit? Not having a site plan on doing some of the excavation?

Scott Martin: Technically, yes.

Chairman Stahl: I think what the question is how do we handle that when something like happens? I know you tried to get things stopped and get things in order, but I think that is the question was brought to the board is when something like this happens how are we going to handle it as far as when certain codes are avoided or not used. Am I right on that question? Is that what we need to be looking at especially for in the future?

Wade Sarkis: I believe so. There are some folks in the town that push the rules as you know very well. I am not speaking of these applicants I am talking about. Something to discourage that.

David Bowen: I would just point out that along the golf course Seneca Point Road the owner's put in some mounds, containment mounding with silt fencing on pretty flat property, but Mr. Radak went down and did all this work there was no silt fencing anywhere on the site in this highly sensitive spot on steep slopes next to the water.

Chairman Stahl: Is there any more comments from the floor? If not, on Zoom? You did not have anyone on there did you, Diane?

Diane Graham: No. Sam and Judy are on Zoom.

Chairman Stahl: Thank you for bringing that up to our attention. It is something we need to look at and address. It is not what we can do right now. If there are no more comments, then I declare the public hearing closed.

Kevin Stahl made a motion declaring this is a SEQR Type II action under paragraph 617.5 (c)(11) requiring no further review with little impact to the environment. Jason Inda seconded the motion.

All in favor.

Ayes 7, D. Bowen, J. Gordon, J. Inda, M. McCabe, F. McIntyre, S. Seymour, K. Stahl
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.

Jason Inda made a motion to accept findings 1-4. Michael McCabe second the motion.

All in favor.

Ayes 7, D. Bowen, J. Gordon, J. Inda, M. McCabe, F. McIntyre, S. Seymour, K. Stahl
Nays 0

Motion carried.

Chairman Stahl: After reviewing the site plan application 2022-0035 and what has been presented to the Planning Board meeting October 19, 2022 and public hearing on February 15, 2023, is there a motion to approve or deny this amended application?

Jason Inda made a motion to approve the amended application 2022-0035. Jill Gordon seconded the motion.

Roll Call Vote:

David Bowen – Aye

Jill Gordon – Aye

Jason Inda – Aye

Michael McCabe – Aye

Frederick McIntyre – Aye

Sam Seymour – Aye

Kevin Stahl – Aye

Motion carried.

Chairman Stahl: I want to remind you this approval will expire in six months. You will have six months to get the permit and get things started. You do have a onetime six-month extension, but after that will have to come and start the series all over.

Mark Bayer: No, thank you.

Regular New Business

Informal Discussion

Property Owner: Rochester Museum & Science Center

Property Address: 6472 Gulick Road

Tax Map #: 182.00-5-7.000

Zoning District: PD (Planned Development)

Representative: Nathan Hayes, Director of the RMSC Cumming Nature Center

Project Name: Cumming Nature Center Treehouse

Chairman Stahl: These gentlemen would like to propose a plan that they are going to be doing here in the future. Give us an opportunity a head of time to look at it and give it some thought. It is all yours.

Nathan Hayes: My name is Nathan Hayes. I am the director the Cummings Nature Center. This is my colleague Rory Stave. He is the CNC Operations and Facilities Manager. We have never embarked on a project like this before. We really looking for your feedback and advice on how to make this run as smoothly as possible. We are hoping to have an informal discussion about you need from us to make this process go smoothly. Mostly the big piece for us is that we need to fundraise for a project like this and because of the timelines we do not want to have a discussion before we get too far. A treehouse at the nature center. It is basically a village. It is a series of connected platforms in the trees. It is just beyond our backyard area. This treehouse is relatively close to the facility. It will be partially ADA accessible. We want this to help make the nature center more of a regional tourism destination. For us it is going to boost revenue, boost visitation and have a series of educational elements in it. You might learn about the animals that live in the canopy or have binoculars to allow kids to look into the wetlands and that kind of thing. The process of where we are at is I think you all have seen draft structural drawings. We are still working with Tree Top Builders. They did an initial rendering for us. We sent it off to a structural engineer to start doing the loads and that. We are pretty close to having that finished. We have had arborists out there looking at trees. We have had geotechnical surveys done. We have spoken with the DEC. So far everything looks good. We still plan to do electrical drawings. Once we finalize where some of the footers will go we need to do drainage. Since it will be ADA accessible we will be putting a path. Right now when you leave the back yard of the Nature Center it has grass. So some kind of clear path to the treehouse too. We would love some initial feedback from you all when we do come for an official approval to set us up for success and help us along the way.

Chairman Stahl: Everybody has had a chance to look those diagrams or what they presented? Do you have any questions?

Frederick McIntyre: Are you planning on having anyone sleep overnight in there?

Nathan Hayes: No. We expect we will close it in the winter is our plan at this point.

Frederick McIntyre: Is there a need for septic system in there?

Nathan Hayes: No.

David Bowen: Any electricity?

Nathan Hayes: Yes.

Rory Stave: We are going to have security lights out there. We will have low voltage lighting along the rails and there will be lighting inside both structures and a couple of outlets.

David Bowen: Those tall brown things are they existing trees or are those structural elements to this? I could not tell from this.

Nathan Hayes: It is a pretty bad rendering.

Rory Stave: This will be in our red pine forest. All these large cylindrical objects are actual trees that are out there. We had a survey come out and pinpoint them with a GPS so they can send them off to the structural engineers so we know exactly where all the trees were going to be. These are all red pine trees that are going to be around this site.

David Bowen: I noticed from the plan it said smoke detectors and CO2 detector or was something that was thrown in there?

Nathan Hayes: I think it is just stock. I do not know that we need to. We are not planning on having any fires and it is completely outside.

Rory Stave: None of the structures are completely closed. The only one that is close to it is a two story netted structure. That is climbing nets. No actual restrictions. This section here has four sides on it. It is eight sided so the other four sides are completely open. There is no internal structure to this.

David Bowen: The one that is all grey that has hung windows on it?

Nathan Hayes: In this plan it has windows in it. We are going take those out because we do not know how we would clean them. We want to open up the view to the wetland that this will look down on to.

David Bowen: The other side of that as we are looking at it the other side is open?

Nathan Hayes: Yes. That is the back of the lot and the platform. I listed the dimensions of the platform 40 by 20.

Rory Stave: Forty by sixteen.

Nathan Hayes: This section here we are viewing from this location. These four sides are closed. These four sides are open.

David Bowen: Oh, I see. It is a big platform?

Rory Stave: This portion here will be all ADA accessible. Then there is a ladder that leads up to the platform, which you can walk out to the fifth and a suspension bridge to get out to the sixth.

David Bowen: There is a separate structure down below?

Rory Stave: Educational. Small structure here and currently the trail walks past here about twenty feet away from that structure.

Nathan Hayes: If you are familiar with the Nature Center you are probably familiar with the two trails that go through our red pines woods, which is the iconic view of the Nature Center. There is a third trail that is going to be east of there that is called our Helen Gordon loop. That is a three quarter of a mile loop. It is going to be even east of that. We really wanted to maintain the natural integrity of the pine forest as everybody knows because that is really what everybody comes to do. This offers us an opportunity to get a different kind of view of the edge of that pine forest and offer a view of the wetland that people usually do not get to see.

David Bowen: Security lighting why is that deemed necessary? I am thinking of visibility of this structure from offsite.

Nathan Hayes: We weren't even actually going to put electrical in it at first because we are a non-profit and always looking to get revenue we thought that if offered it as a rental in the evenings that lighting would be necessary. It would be a missed opportunity on our part to maximize the usefulness of this structure if we decide to build it. Dark skies are really important to us anyway. Having the ability to turn it off in the evening we would want to do that for sure.

David Bowen: Have you had security issues at the Nature Center ever?

Nathan Hayes: Not in years.

Rory Stave: Not since 2014. It wasn't actually the Nature Center itself. We own 100 acres across the street that people do not really know about. The original shop for the nature center is over. At one point they had an electric golf cart somebody decided to back into the main door and steal that golf cart late fall of 2014.

Nathan Hayes: We will have security. It is important to us to have security at the treehouse itself. We are working with Tree Top Builders right now. We do not know what it is going to look like, but we need some way to lock it up at night essentially so that people are not coming in there. At the both entries for those platforms we want to make it esthetically pleasing as possible, but a way for people cannot climb over the rails and get in there when we do not want them in there.

Rory Stave: That is one of the reasons why we are going to have the lighting out there so we can have security cameras so if something does happen we can see why. Like we said in the beginning it won't be like stadium lighting. It will be something that will give enough light for us to be able to see things.

Frederick McIntyre: How are you going to limit the number of people that are on that platform? How will you control that?

Nathan Hayes: What we think, at this point, is that if it is as busy as we think it is. So everyone who comes to the Nature Center checks in and they pay an admission. We know how many people that are on the property. When we get to numbers Scott will let us know how many people we can have on there then we will be able to track when we need to have someone out to cap that number. There will definitely be a person who has to be out there to monitor it. Whether there is some kind of gate monitor is what we are planning on.

Michael McCabe: One of your comments makes me wonder is this an activities venue, an event venue? Can I come out and get married out there?

Nathan Hayes: Weddings are a big part of what we do. Unless it is a very small wedding. Maybe someone would get married on that platform. Weddings are a big part of what we do at this point at the Nature Center. We have most weekends filled from May to November. We make good revenue that way to support our educational programs. I think it part event space, but mostly as a museum. It is another element. People come and check out the stuffed wolf and the moose that we have. That will be another way to get families out in the woods.

Michael McCabe: Are you familiar with some of the ongoing discussions about events space and their regulations in the town?

Nathan Hayes: I am not aware of that. Who should I talk to about that?

David Bowen: It has not been adopted yet. There is a special events venue. It would require a special use permit to have events on them. There was some discussion about the Nature Center.

Nathan Hayes: I would love to talk more about that. A lot of the work we do on the weekends is an event of some kind anyway. Whether it is weddings or maple sugaring. We are supposed to have a Nordic festival this weekend if we had snow. We have orchestra in the pines. We do fermentation festival.

Judy Voss: I think they are exempt. They are a Planned Development. Bristol Mountain is exempt from the special event venue. Just like Bristol Harbour when they had the golf course and the lodge. I am pretty sure coming to the Planned Development.

David Bowen: I think that is right, but I did not want to say it on record.

Nathan Hayes: We will definitely look into that. I appreciate the heads up on that.

David Bowen: Under the zoning code there is a special chapter for Planned Developments zone, right?

Scott Martin: Yes.

David Bowen: So any structures would have to comply with that. That would be a research point for you to jump off with.

Nathan Hayes: Okay.

Judy Voss: If it is a Planned Development there is a permit because they have to change the master plan. Like when the waffle house was put in at Bristol Mountain they had to change the master plan and add that so it is a process.

Nathan Hayes: Where do I start with that process?

Diane Graham: Through the Town Board.

Nathan Hayes: Town Board.

Judy Voss: Call me in the morning Nathan.

Nathan Hayes: Alright. Thanks Judy.

David Bowen: The town code is on the website.

Nathan Hayes: At some point when we know exactly how much this thing will cost and we fundraise for this. It is a part of our active capital campaign that is mostly done as part of the Rochester Museum and

Science Center. Is there anything that you have not heard from us that you will want to see when we get to a point of getting approval? Anything you think is left field or anything missing really on this?

Jason Inda: Comply with all building codes you will be fine.

Nathan Hayes: Noted.

Diane Graham: Read 170-94(c) site plan review. It tells you what they need for a site plan.

Rory Stave: On the site you require that it is no more than 40:1. We have a challenge with that since we have 800 acres for this tax map. It will not fit on a 40:1. Is there any way to wave that and go with the site plan we currently have in front of you?

Nathan Hayes: Did you get the site plans?

Diane Graham: They do. The site plan is supposed to show all existing and proposed structures with setbacks from any boundaries.

David Bowen: It has been a while since I have been out there. Is there anything outside? There is the shop across the street that is still there, is that right?

Rory Stave: Yes. That is a separate tax map technically we would not have to add that. We have the sugar house, which is on the other side of a field.

Nathan Hayes: There is an old barn that is closer to the nature center. There is our shop that we use now, which is the big metal three-bay garage building. The nature center itself is more of a structure that goes on forever.

Rory Stave: The only other structure will be our new beaver tower that we will be putting in place of the old beaver tower, which is on the pond.

Nathan Hayes: Which we are also working on at this point.

Jill Gordon: I know way up cross-country skiing is why I am usually there. You have some old structures up on the hill. Those should probably be on the site plan.

Rory Stave: Okay.

Nathan Hayes: One of those has come down. Last time I was here it may have been six or seven years ago at this point we got a trail grant for that wilderness trail up there. One of those structures is redone and one is gone.

Rory Stave: It came down naturally.

Jill Gordon: There was one that falling.

Diane Graham: Label what they are. If they are staying, not staying, proposed demo, etc. So it gives them a picture in time of what you have.

Nathan Hayes: Sure. We will have two site plans for you. A close up one and a big one.

Jason Inda: One with some dots on it.

Chairman Stahl: Are we all set?

Nathan Hayes: I do not have any more questions.

David Bowen: I think so.

Chairman Stahl: Thank you for your time.

David Bowen: Unless you need to know the weight restrictions of the decking from a safety standpoint.

Rory Stave: We are waiting for Scott on the occupancy levels. It was designed for 100 pounds per square foot. I believe live load. I forget which one live load or static.

Nathan Hayes: I guess one other question. Your timeline. You mentioned earlier with the other folks that upon approval there is six months. Does that mean it has to be started within six months of approval? We still do not have a good sense of how long this thing takes to build and all that.

Scott Martin: You are supposed to start the project.

Nathan Hayes: Within that six months. It is okay if it goes over?

Diane Graham: You have two years with the permit.

Nathan Hayes: You get two years. Okay. Great. Hopefully we can pull that off.

Diane Graham: It can be renewed.

Nathan Hayes: Awesome. Cool. I really appreciate your time. We will look into the Planned Development. I am sure we will be talking to Scott. If you ever think of anything else, please let me know.

Chairman Stahl: Alright. Thank you.

Short-Term Rental Code Review Update

Chairman Stahl shared with the board that there was a well-attended open public forum meeting last week in-person and on WebEx. Most of the questions and comments from the public were already addressed or talked about at the code review committee meetings.

The code review committee are leaning towards drafting the following:

- Shortening the application process without having to come to the Planning Board
- If there was an application that needs further review, the code enforcement officers could come to a three person committee made up of the Zoning Board of Appeals Chairman, Town Board Chairman and the Planning Board Chairman to discuss it


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- Permit fee of \$150.00 per person or \$300 per bedroom
- Adding some additional requirements: water portability report, chimney inspections, shared driveway agreement for maintenance and snow removal, emergency vehicle access, a complete septic system inspection, total of twelve people on the property, percentage limit on the number of permits to issue to preserve housing stock for people to live and work here, lockable spa covers, pool alarms and property meets current building codes
- Modify the comprehensive plan intent

Motion to Adjourn

Being no further business, Michael McCabe moved to adjourn the meeting. David Bowen seconded the motion. The motion was unanimously adopted and the meeting was adjourned at 8:08 pm.

Respectfully submitted,

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

Diane Scholtz Graham
Board Assistant