



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

Planning Board Meeting Agenda

Wednesday, May 17, 2023 at 6:30 pm

Meeting in-person or by joining Zoom

<https://us02web.zoom.us/j/81789453710?pwd=RFJFZlowVkhtZ2ZMS3FOR2lEQ21oZz09>

Zoom Meeting ID 817 8945 3710, Password 222290

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 February 15, 2023 and April 19, 2023

There was no meeting on March 15, 2023

Regular Old Business

Public Hearing

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)

Regular New Business

Site Plan Approval Application 2023-0002

Owner: Rochester Museum and Science Center

Representative: Rory Stave

Property: 6472 Gulick Rd, Cummings Nature Center

Tax Map #: 182.00-5-7.000

Zoned: PD (Planned Development)

Other

Motion to Adjourn

Town of South Bristol Planning Board Meeting Minutes Wednesday, May 17, 2023

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

Excused David Bowen

Guest In-person: Rory Stave, Stephen Cowley
 Zoom: Anthony Venezia, Shawn Ritchie

Call to Order

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

Reading of Vision Statement

Jill Gordon read the Comprehensive Plan Vision Statement.

Meeting Etiquette

Chairman Stahl reviewed meeting etiquette.

Minutes

Jill Gordon made a motion to approve the February 15, 2023 and April 19, 2023 meeting minutes as written. Frederick McIntyre seconded the motion. The motion was unanimously adopted by all Board members present.

Old 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)

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:

2023-0001 for property owned by EbenStone LLC located at 6193 Blackberry Drive, tax map #178.00-1-38.210. The property owner is looking for site plan approval to install a permanent dock with covered boat hoist and accessory structure for a total of 888 square feet.

Said hearing will take place on the 17th day of May, 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: Anthony, can you please give us a brief description of the project and let us know if there are any changes that were made from our last meeting.

Anthony Venezia: Yes. It is a new dock. There is nothing down there currently. A new dock and accessory structure that will be attached to the dock as well as a tram landing area for the tram that will be installed that I believe has been approved by the Planning Board throughout the site plan approval for the house. The only thing that we changed or added to the plan from the last meeting was a couple water depths showing the depth towards the beginning of the hoist and the end of the hoist and the end of the main dock. We also included an elevation of what the roof would look like. It is going to be a gable end roof.

Chairman Stahl: You have to pardon, I have a hard time understanding you. It sounds like everything was the same. We were looking for the depth of the water front and rear of the boat slip.

Anthony Venezia: Yes. From the boat slip on the shoreline side of the slip is about two and a half feet from average water elevation of the lake for depth. At the end is five feet and the end of the dock where the end of platform is about six feet. He has plenty of water depth to facilitate where the boat will be.

Chairman Stahl: Okay. You did send us some detailed pictures of what the boat accessory structure would look like with the gable roof.

Anthony Venezia: Correct.

Chairman Stahl: I noticed that the site plan dated March 1 and was revised on May 1 so we have that.

Anthony Venezia: Correct.

Chairman Stahl: Did the board have any more questions or are we all set?

Sam Seymour: I had a couple of questions. Anthony, on the dock detail sketching in upper right hand corner of the drawing it shows where the boat hoist is labeled there is some light gray lines there. What are those to indicate?

Anthony Venezia: That is the roof overhang of where the actual structure is roughly.

Sam Seymour: Are those ridgelines of the roof indicating it would be a hip roof?

Anthony Venezia: That is not what the roof lines would be.

Sam Seymour: One of things we discussed with Shawn last month was the idea of putting a hip roof on this.

Anthony Venezia: They are going after the gable end to match the house. The hip roof does not work for this situation.

Sam Seymour: He implied that he would go ahead with a gable roof last month. I am sorry hip roof. The reason for that is this sticks out and it is in a long even shore line where a lot of people would look past this at the view to the end of the lake. It is going to be in the view scape of a number of neighbors.

Anthony Venezia: I was not aware that he agreed to anything last week. I know that Worden Hill provided an elevation of what that would look like.

Sam Seymour: Was that in our package last month.

Diane Graham: In was added to the board meeting folder prior to this meeting.

Sam Seymour: You added the profile views in the dock detail sketch there?

Anthony Venezia: They were separate ones from Worden Hill.

Sam Seymour: One other point. Just to be consistent with the Docking and Mooring Law. When this is labeled a boat hoist that indicates a seasonal no roof type of a structure versus a boat station which is a permanent structure open sided with a roof.

Anthony Venezia: It is going to be a structure that uses cables that are set up in the roof to pull the boat out of the water.

Sam Seymour: Right. The Docking and Mooring Law identifies that as a boat station.

Anthony Venezia: I can change that for final signature.

Sam Seymour: That is something for the future. I know these are auto-cad drawings that are a cut and paste sort of thing. The grey lines always confuse me and indicate hip roof type design on that plan view.

Anthony Venezia: It is just easier to show with just using that there is a roof over it. Basically, what it is there for. It not for specific design. It is just a plan view.

Sam Seymour: Right. That is why we request the profile view be part of the plan as well.

Diane Graham: Do you want it changed from boat hoist to boat station like it is mentioned in there?

Sam Seymour: It is my mistake for not seeing the other view last month. Shawn agreed to change it, but that obviously did not make it through to his engineer.

Diane Graham: Shawn provided the boat station and boat accessory details.

Sam Seymour: The earlier version of this drawing.

Diane Graham: No. Separate.

Sam Seymour: The other drawings. I had asked him specifically about going to a hip roof.

Diane Graham: Right. They changed their mind on that.

Sam Seymour: Or he did not understand what that meant.

Chairman Stahl: Either way it meets the Docking and Mooring.

Sam Seymour: It meets the code.

Chairman Stahl: So I guess we are all set then?

Sam Seymour: Yes.

Chairman Stahl: Did we receive any written comments?

Diane Graham: No.

Chairman Stahl: I do not believe we have any comments here in the room. Any comments on Zoom?

Shawn Ritchie: I was not sure I could connect tonight. I am not sure if I am connected now?

Diane Graham: Yes. You are.

Shawn Ritchie: Oh great. I appreciate the opportunity to connect to the meeting site. Anthony, thank you for representing. I did appreciate the comments last time. I know the comment was made about the hip roof. I didn't quite get the definition of hip versus gable. I figured we would want to match the two structures. The boat accessory structure and the roof on the boat hoist they wanted detail on so I picked gable. Hopefully, that is acceptable.

Sam Seymour: It makes sense, yes.

Chairman Stahl: If there are no other questions then, I declare the public hearing closed. This application is exempt from County Planning Board referral recommendation and comments. This site plan does not require a septic system review. The site plan does not require storm water and erosion control measures recommendations. There is not required for state and federal threatened and endangered species determination. There is an archeological site determination requirement and we received a no impact letter date 03.13.2023. There is no agricultural active farms within 500 feet. There is no floodplain determination / flood plain development permit required.

I will make a motion declaring the SEQR to be a Type II action under paragraph 617.5 (c)(9) with no further review required and ask the Board's permission to answer all the questions 1-11 with no or small impact and sign on behave of the board. Sam Seymour seconded the motion.

All in favor.

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

Motion carried.

Chairman Stahl read the findings:

1. The proposed project is consistent with the comprehensive plan.
2. The proposed project is consistent with the zoning district in which the project is located.
3. The proposed project will not have an adverse impact on the physical or environmental conditions of the district.
4. The proposed project will not adversely affect the character of the neighborhood.
5. The proposed project complies with the Docking and Mooring Law.

Jason Inda moved to approve findings 1-5. Jill Gordon seconded the motion.

All in favor.

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

Motion carried.

Chairman Stahl: I will request a motion to approve or deny the preliminary and final site plan approval application 2023-0001 as amended.

Jason Inda made a motion to approve preliminary and final site plan approval application #2023-0001 as amended. Frederick McIntyre seconded the motion.

Roll Call Vote:

Jill Gordon – Aye

Jason Inda – Aye

Michael McCabe – Aye

Frederick McIntyre – Aye

Paul Miller – Aye

Sam Seymour – Aye

Kevin Stahl – Aye

Motion carried.

New Business

Site Plan Approval Application 2023-0002

Owner: Rochester Museum and Science Center
Representative: Rory Stave
Property: 6472 Gulick Rd, Cumming Nature Center
Tax Map #: 182.00-5-7.000
Zoned: PD (Planned Development)

Chairman Stahl: Rory please describe your project to the Board.

Rory Stave: Sure. I know last time we were here in February we were talking about the tree house project. This is the beaver tower. In 1977, the beaver tower was built on the 35 acre pond at the nature center. Unfortunately, it fell into disrepair and people kept trying to get out to it so in 2019, before I was working there, they decided to remove it to keep people safe. Now, we are proposing to put a two hundred square foot two-tiered observation deck called the beaver tower on the edge of our 35 acre pond. It is going to be almost in the same location as the other one. The other one was out in the pond. For ease of construction and to keep it out of the water we are putting it on the edge of the pond.

Chairman Stahl: Looking over the application it seems to be filled out all the way. An archeological site determination was required and we received a no impact letter dated 03.23.2023. We are still waiting on an Army Corp of Engineers and DEC permit.

Rory Stave: We are still waiting to hear back from them on the approval for their permit.

Chairman Stahl: Are there any questions or comments from the Board members? We want to make sure we ask all the questions so next time through he is all set to go.

Rory Stave: We are not digging any holes. We are going to be using helical piers. That way there is no site disturbance. Basically, it is like taking a screw and putting it in with a piece of wood. It will be held up off the ground. The pressure treated lumber will not be in the water at all. The structure is going to be pressure treated, but we are going to be using thermally modified lumber for the rest of it. There are no chemicals in it and it weathers out very similar to cedar. We will not have to apply any chemical near the pond. We are trying to be forward thinking on this. It will be ADA accessible on the lower deck. Once they get down to the pond you will be able to take a wheelchair out on to the site. There will be no lighting out there. No solar panels. We do not have to worry about dark skies.

Chairman Stahl: This will all be engineered so we know it will be safe in the weight?

Rory Stave: It is rated for 300 pounds per square foot on the deck. There are fifteen piers in there. The reason we did that is because we are only using two by eights to keep the profile low so that we do not have to ramp up to it.

Chairman Stahl: Any other questions? If not, we will schedule this application for final review/public hearing on June 21. If we have not received the permits by then, we will have to defer the application to the July 19 meeting. Do you have any questions Rory?

Rory Stave: No.

Chairman Stahl: I guess we are all set then.


Other

Chairman Stahl shared board training opportunities, SEQR review education and short-term rentals code review update.

Motion to Adjourn

Being no further business, Kevin Stahl moved to adjourn the meeting. Sam Seymour seconded the motion. The motion was unanimously adopted and the meeting was adjourned at 6:55 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Diane S. Graham". The signature is written in a cursive, flowing style.

Diane Scholtz Graham
Board Assistant