



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

Planning Board Meeting Agenda

Wednesday, November 15, 2023 at 6:30 pm

Meeting in-person or by joining Zoom

<https://us02web.zoom.us/j/81628020069?pwd=Y0dVbWhZd2xMellHUDJHNHpxQXhzUT09>

Zoom Meeting ID 81628020069, Password 326087

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 September 20, 2023, and October 18, 2023

Old Business

Public Hearing Continued from October 18

Site Plan Approval Application 2023-0007

County Planning Board Referral #: Exempt
Owner: Michael Kubiniec & Sharon Kubiniec
Representative: Michael Kubiniec
Property: 6989 Coye Point Drive
Tax Map #: 191.17-1-22.111
Zoned: LR (Lake Residential)

New Business

Site Plan Approval Application 2023-0010

County Planning Board Referral #: Exempt
Owner: ETA Canandaigua Lake LLC
Representative: Anthony Venezia
Property: 5791 Seneca Point Rd
Tax Map #: 178.07-1-11.100
Zoned: LR (Lake Residential)

Other

Site Plan Review

Motion to Adjourn

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

Absent John Casey Wood

Guests 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 except for John Casey Wood.

Meeting Etiquette

Chairman Stahl reviewed meeting etiquette.

Reading of Vision Statement

Sam Seymour read the Comprehensive Plan Vision Statement.

Meeting Minutes

David Bowen made a motion to approve the September 20, 2023 and October 18, 2023 meeting minutes as written and Michael McCabe seconded the motion. The motion was unanimously adopted by all Board members present.

Old Business

Public Hearing Continued from October 18

Site Plan Approval Application 2023-0007

County Planning Board Referral #: Exempt
Owner: Michael Kubiniec & Sharon Kubiniec
Representative: Michael Kubiniec
Property: 6989 Coye Point Drive
Tax Map #: 191.17-1-22.111
Zoned: LR (Lake Residential)

The Board has not received the requested items so the public hearing will be continued to December 20.

New Business

Site Plan Approval Application 2023-0010

County Planning Board Referral #: Exempt

Owner: ETA Canandaigua Lake LLC

Representative: Anthony Venezia

Property: 5791 Seneca Point Rd

Tax Map #: 178.07-1-11.100

Zoned: LR (Lake Residential)

Chairman Stahl: Please describe your project to the Board.

Anthony Venezia: The site plan for a proposed new dock with a boat station. The proposal is to come off an existing cribbing area and come south off that to create a small area for a boat station. Just to be able to park a boat, bring in a bottle of water, that is pretty much it.

Chairman Stahl: I will open it up to the Board. Any questions on this site plan?

David Bowen: The issue I have to try to resolve in my head is whether the southern proposed new section of dock is within or beyond 60 feet from the mean high-water mark?

Anthony Venezia: The lines that you see the 60 foot mean high off water offset is to give you the generalized location of where that is. I am taking the cautious route in that offset because I do not include that cribbing area and pushing that farther out because the cribbing as the high water goes it follows that cribbing and goes back down. We are not more than 60 feet past that cribbing area. That is technically the high-water line because that cribbing area is filled. In this situation the parallel line that I am going off of is the closest I can get to a perpendicular line without extending that little section at the southwest corner of the cribbing. It runs north, northeast that line and the southerly section of my 60-foot offset is 60 feet. If you brought that back through it would be 60. We are not beyond 60 feet. Kind of getting rid of that cribbing area and going off the natural shoreline is how we pulled that back in. We are pushing the dock out enough that we have the water depth and not pushing it out too far to get too much water. There is an error that I see right now. We are coming in about eight feet from the end of that dock to pull that in. We have enough. We do not have too much water depth, but we have enough that we are not encroaching into the shoreline area for the boat. That is perpendicular at 58.1 is the number from that corner.

David Bowen: That is on the southern boundary of the cribbing, right?

Anthony Venezia: Right. If you are going east of the cribbing, I am not past 60 feet of the cribbing, which would be the high-water line.

David Bowen: The problem I have is that the dock I am talking about is 27 feet south of that cribbing. The shoreline of the mean high-water mark moves further away.

Anthony Venezia: Further away from the dock?

David Bowen: Yes. The way the code reads you measure on a perpendicular line from the mean high-water mark to get the sixty feet and you are using a point that is well more than where the dock is to come up with your measurement opposed to further south where the dock actually is.

Anthony Venezia: If you are looking at where my point is from that southwest corner of that dock perpendicular to the southeast corner of the dock would be into that cribbing if I projected that line farther in. The farther I go south I gain space.

David Bowen: Is that line perpendicular to the red line?

Anthony Venezia: As perpendicular as I can get it in that situation. I would have to extend that line farther northeast into the cribbing to get the 90. I cannot get a point that the south side of that four-foot walkway. It does not hit perfectly perpendicular with farther south on the high-water line just because the angles do not work out exactly.

David Bowen: If moved the whole facility to the west, would you run into a water depth issue for boats?

Anthony Venezia: I can move it a foot or two. We do not want to move it too far because we do not want to have a potential water issue. The cribbing does create some seasonal differences in how the silt gets deposited as the water moves. Sometimes there could be an issue and sometimes there is no issue. Depends on the season.

Sam Seymour: Scott had a note that it is 5.5 feet deep off the end of the new dock.

Anthony Venezia: It is three feet deeper than that.

Sam Seymour: Right now?

Anthony Venezia: Yes.

Sam Seymour: At the corner of the main cribbing dock how deep is it?

Anthony Venezia: The main cribbing is three.

Sam Seymour: Is three feet.

Anthony Venezia: Yes. The water is also low right now.

David Bowen: If you flipped the whole thing to the north side of the dock, would you have any issues with depth?

Anthony Venezia: No. The goal is to try to get it off the south side because it is going to be a boat station, it is the optimal area to not ruin a view off the main house.

Chairman Stahl: Any more questions for Anthony?

David Bowen: Is it going to ruin the view for the neighbor to the south?

Anthony Venezia: I do not believe so. I believe the house to the south is at an angle similar to the property line. I do not have the house shown to the south.

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David Bowen: I just noticed that everybody else in the neighborhood has their boat station right in front of their house, but this one would not be.

Anthony Venezia: It is the best spot that they came up with for the purpose of what they needed.

David Bowen: Understood.

Anthony Venezia: They also do have a large lot there, so I know the south lot is not as big.

Chairman Stahl: If we do not have any more questions for Anthony, we will go ahead and schedule a final review/public hearing for December 20th meeting.

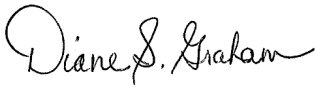
Other

There was a discussion about site plan reviews, erosion and runoff, and affordable housing shortage.

Motion to Adjourn

Being no further business, Jason Inda moved to adjourn the meeting. David Bowen seconded the motion. The motion was unanimously adopted, and the meeting was adjourned at 7:38 pm.

Respectfully submitted,

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

Diane Scholtz Graham
Board Assistant