

Town of South Bristol Planning Board Meeting Minutes Wednesday, February 21, 2024

Present Jill Gordon
Frederick McIntyre
Paul Miller
Sam Seymour
Kevin Stahl

Excused David Bowen
Jason Inda
Michael McCabe
John Casey Wood

Guests Rory Stave, Stephen Cowley

There was no Zoom access due to technical difficulties.

Call to Order

The meeting of the Town of South Bristol Planning Board was called to order at 6:37 pm. All Board members were present except for David Bowen, Jason Inda, Michael McCabe, and John Casey Wood.

Reading of Vision Statement

Paul Miller read the Comprehensive Plan Vision Statement.

Meeting Etiquette

Kevin Stahl reviewed meeting etiquette.

Meeting Minutes

Frederick McIntyre made a motion to approve the January 17, 2024 meeting minutes as written. Jill Gordon seconded the motion. The motion was unanimously adopted by all Board members present.

Old Business

Site Plan Approval Application 2023-0002 Request for Six-Month Extension

Owner: Rochester Museum and Science Center

Representative: Rory Stave

Property: 6472 Gulick Rd, RMSC – Cumming Nature Center

Tax Map #: 182.00-5-7.000

Zoned: PD (Planned Development)

Chairman Stahl: Application 2023-0002 on Beaver Tower Project for Cumming Nature Center the applicant has requested a one-time six-month extension of site plan approval granted on August 16, 2023, and expired on February 16, 2024, due to lack of funding to start the project. Have there been any changes to the site plan that was approved?

Rory Stave: No.

Chairman Stahl: Okay. I request a board member to make a motion to approve applicant's request for one-time six-month extension of site plan approval until August 16, 2024.

Jill Gordon made said motion to approve. Sam Seymour seconded the motion.

Roll Call Vote

Jill Gordon – Aye
Fred McIntyre – Aye
Sam Seymour – Aye
Kevin Stahl – Aye
Paul Miller, Alt 1 – Aye

Motion carried.

Chairman Stahl: Please note that after one year the application process will need to be started over again.

Rory Stave: Yes. Thank you.

Public Hearings

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)

Chairman Stahl closed the public hearing open since October. The Board is waiting to receive a revised site plan or withdrawal of application.

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: I am closing the public hearing open since December/January for the following reasons:

Application 2023-0010 address is 5791 Seneca Point Rd the applicant is asking for approval of adding one dock and one boat station to the property. The site plan diagram presented to the board shows that there is one boathouse, one dock and cribbing on 200 linear feet of shoreline. If we go to our codes Chapter 73 Docking and Mooring for a definition of a dock “*Any permanent or seasonal structure fixed platform built on floats, columns, open timber, piles, or similar open work supports or cantilevered structures including piers and wharves that are designed to provide permanent or seasonal access from the shoreline of Canandaigua Lake.*” That definition tells us that the applicant has the equivalent of one

boathouse and two docks on 200 linear feet of shoreline. Then in our codes we go to Chapter 73-8. A.4. the code tells us for the 200 linear feet of shoreline they are allowed to have only two docks so the request of having another dock goes against our code. They would need another 100 linear feet of shoreline for another dock. Chapter 73-8. B.1. our code tells us that one boathouse is allowed for parcels having 200 linear feet of shoreline. Chapter 73-8. B.3.(b). a boathouse may be substituted for a boat station for parcels having 200 linear feet of shoreline. Our applicant has one boathouse shown on the site plan, therefore adding a boat station would be against our code. In review the applicant was asking to have three docks, a boat station and boathouse on 200 linear feet of shoreline that is against our town code. I am going to table the application until the March meeting to give the applicant time to withdraw the application.


This information was provided to the representative for their review.

If there are no more questions from the Board, I will ask if there is any new business.

Motion to Adjourn

Being no further business, Sam Seymour moved to adjourn the meeting. Frederick McIntyre seconded the motion. The motion was unanimously adopted, and the meeting was adjourned at 6:51 pm.

Respectfully submitted,



Diane Scholtz Graham
Board Assistant