



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

Planning Board Meeting Agenda

Wednesday, July 15, 2026, at 6:30 pm

Meeting in-person or by joining [Zoom Link](#)
Zoom Meeting ID 893 9299 7763, Passcode 782134

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 June 17, 2026

Old Business

Public Hearing

Site Plan Approval Application 2026-0001

County Planning Board Referral: Exempt
Owners: Garza Properties LLC
Representative: Vicki Garza
Property: 7101 St Rt 21
Tax Map: 195.05-1-19.000
Zoned: C-1 (Light Commercial)

New Business

Site Plan Approval Application 2026-0006

County Planning Board Referral: Exempt
Owners: Donald E. DeClerck & Marvanne M. DeClerck
Representative: Donald & Marvanne DeClerck
Property: 6937 Gulick Road
Tax Map: 189.00-1-78.112
Zoned: R-5 (Residential Five Acres)

Site Plan Approval Application 2026-0007

County Planning Board Referral: 105-2026 (Technical Review)

Owners: Party Time Roc LLC

Representative: William Grove, PE

Property: 6985 St Rt 21

Tax Map: 191.17-1-20.111

Zoned: LR (Lake Residential)

Site Plan Approval Application 2026-0008

County Planning Board Referral: Exempt

Owners: Jeffrey P. Hall

Representative: Jeff Hall

Property: 6541 S Gannett Hill Rd

Tax Map: 184.00-1-68.111

Zoned: R-3 (Residential Three Acres)

Other

Motion to Adjourn

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Present David Bowen
 Daniel Crowley
 Cody Koch
 Bruce Mackie
 Michael McCabe
 Frederick McIntyre
 Sam Seymour

Absent Jason Inda
Excused Paul Miller

Guests In-person: Vicki & Francisco “Paco” Garza, Jeff Hall, Nicole Ansaldi, Bill Grove, Donald, Marvanne & Donny DeClerck

Call to Order

The meeting of the Town of South Bristol Planning Board has been called to order at 6:30. All Board members were present except for Jason Inda and Paul Miller.

Reading of Vision Statement

Sam Seymour read the Comprehensive Plan Vision Statement.

Meeting Etiquette

David Bowen reviewed meeting etiquette.

Meeting Minutes

Frederick McIntyre made a motion to approve June 17, 2026, meeting minutes as revised. Daniel Crowley seconded the motion. The motion was unanimously adopted by all Board members present.

Old Business

Public Hearing

Site Plan Approval Application 2026-0001

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Zoned: C-1 (Light Commercial)

Chairman Bowen: Would you come forward please. Diane, could you read the public notice please.

Diane Graham: Yes. 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:

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2026-0001 for property owned by Garza Properties LLC located at 7101 St Rt 21, tax map 195.05-1-19.000. The applicant/property owner are looking for site plan approval to build a 359 square foot dock and repair 16 linear feet of break wall behind mean high water.

Said hearing will take place on the 15th day of July 2026 beginning at 6:30 pm at the South Bristol Town Hall, 6500 West Gannett Hill Road, Naples, NY 14512.

Interested parties may provide written comments, appear in-person or by Zoom.

The application is located on the town website under important documents and notices / board meeting documents.

Chairman Bowen: Thank you. I will declare the public hearing open. Could you identify yourselves please?

Vicki Garza: I am Vicki Garza.

Francisco Garza: I am Francisco Garza.

Chairman Bowen: Ms. Garza could you please describe your project for us again and let me know if there are any changes that have been made since our preliminary meeting back on June 17th.

Vicki Garza: Okay. There have not been any changes. We were requested to get new surveys done actually just dated so they would be dated June 22nd, which we did and turned into the clerk. Everything is as you mentioned. We have sixteen feet of break wall that is falling down and needs to be replaced before the winter if possible. Then of course we are adding that 359 square foot dock out in front of our house.

Chairman Bowen: I did get the revised site plan with the new notes from the surveyor, and I looked those over and they all look good to me. I had a couple questions for him to confirm my interpretation of it, and he said as I summarized it to him. So I am satisfied. Mr. McIntyre, you had some issues with the docks since you have a boat slip nearby there.

Frederick McIntyre: It is fine the way it is drawn now.

Vicki Garza: Great.

Frederick McIntyre: I went out yesterday and had no problem getting in and out.

Vicki Garza: Okay. Good.

Chairman Bowen: As for the items that we requested you have satisfied all those. Any comments or questions from anyone on the Board? Is it your view that the dock you are constructing complies with the uniform dock and moorings law?

Vicki & Francisco Garza: Yes.

Chairman Bowen: Have we received any written comments, Diane?

Diane Graham: No.

Chairman Bowen: Is there anybody on Zoom?

Diane Graham: No.

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Chairman Bowen: In that case I will declare the public hearing closed. I will note the following:

This application was exempt from County Planning Board referral recommendations and comments.

There is no septic system review or approval required here.

There was no storm water or erosion control measures recommended or required.

There was no steep slopes permit application required.

NYS DEC issued a permit for excavation and fill in navigational waters issued effective May 26, 2026.

NYS DEC Threatened and Endangered Species determination is required, and we received a Part 182 Jurisdictional Determination – Letter of No Jurisdiction with no impact dated May 21, 2026.

NYS Parks & Recreation and Historical Preservation archeological site determination is required, and we received a no impact letter dated January 8, 2026.

No agricultural active farms within 500 feet of this project.

No floodplain determination / Floodplain Development Permit required.

With request to SEQR I will make a motion declaring the SEQR to be a Type II action under paragraph 617.5 (c)(9) “*construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls...*” which in this case was the Uniform Docking and Moorings Law with no further review required and ask the board’s permission to answer SEQR questions 1-11 with no or small impact which would occur as a result of this project and sign on behalf of the board.

Frederick McIntyre seconded the motion.

All in favor.

Ayes, 7 D. Bowen, D. Crowley, C. Koch, B. Mackie, M. McCabe, F. McIntyre, S. Seymour

Nays, 0

Motion carried.

Chairman Bowen: Based on the application, the revised site plan, the testimony we have had from the people to date and all submissions that we have received I will make the following findings:

1. The proposed project is consistent with the comprehensive plan of the Town of South Bristol.
2. The proposed project is consistent with the zoning district in which the project is located, which is light commercial.
3. The proposed project will not have an adverse impact on the physical or environmental conditions of the district.

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4. The proposed project will not adversely affect the character of the neighborhood actually improve things.
5. The proposed project complies with the Docking and Moorings Law.

I request a motion to approve findings 1-5.

Sam Seymour made a motion to approve 1-5. Frederick McIntyre seconded the motion.

All in favor.

Ayes, 7 D. Bowen, D. Crowley, C. Koch, B. Mackie, M. McCabe, F. McIntyre, S. Seymour
Nays, 0

Motion carried.

David Bowen: I will request a motion to approve the preliminary and final site plan approval amended application.

Sam Seymour made a motion to approve. Frederick McIntyre seconded the motion.

Roll Call Vote

David Bowen – Aye
Cody Koch, Alt 2 – Aye
Bruce Mackie, Alt 1 – Aye
Frederick McIntyre – Aye
Sam Seymour – Aye

Motion carried.

Chairman Bowen: Alright you are now approved.

Vicki Garza: Thank you.

Francisco Garza: Appreciate it.

Chairman Bowen: Per town code you will need to obtain a building permit and start your project within six months of board approval as of today.

If the project has not started within six months of approval, you must submit a written request for a one-time six-month extension to Diane to attend the next available board meeting to receive approval for an extension.

If a year has passed since the date of approval, you will need to start the board application process over.

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New Business

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Representative: Donald & Marvanne DeClerck
Property: 6937 Gulick Road
Tax Map: 189.00-1-78.112
Zoned: R-5 (Residential Five Acres)

Chairman Bowen: Who do we have here tonight?

Marvanne DeClerck: I am Marvanne M. DeClerck.

Donny DeClerck: I am Donny DeClerck.

Marvanne DeClerck: It is my son.

Chairman Bowen: You are the son.

Diane Graham: Is it nny?

Donny DeClerck: Yes. Donny.

Chairman Bowen: Is that Donald in the back?

Marvanne DeClerck: It is. If we had a third chair, he would be here.

Diane Graham: You can bring another chair up.

Marvanne DeClerck: That's okay.

Chairman Bowen: Before we get going just to clarify who are the titled owners of the property? Some of the paperwork had both your names, some had just your name?

Marvanne DeClerck: My self and my husband are the titled owners of the property.

Chairman Bowen: I thought so but just wanted to clear that up. Can you describe the project briefly for the Board.

Marvanne DeClerck: Yes. We are thrilled that Donny has decided that he would like to return to Naples. He has been living in Scottsville, NY and a couple of years ago he decided well last year, last summer decided to sell his property and return to the Naples area. As we started discussing options we really, my husband and I pushed hard that he should consider building on our property because it is ultimately his in the future between him and his brother to inherit the property at some point in the future. It is also reassuring to me to know if something happened to myself or my husband that was here to help us because it is a decent size property with a pretty long driveway that I would find challenging to manage

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on my own. We are here to ask for a special use permit to build a second residence for him to live in year-round on the property.

Chairman Bowen: Okay. You are aware that there are conditions to a special use permit for a second residence on a piece of property.

Marvanne DeClerck: Been through the whole packet here.

Chairman Bowen: One of those restrictions or conditions is that it cannot be leased or rented at any time in the future. A special use permit does run with the land, so any subsequent owners of your property take that special use permit and are not allowed to rent or lease either. In the event Donny decided to leave or not live there anymore it could not be a short-term rental, long-term rental, any kind of rental. Just so you know that going in. If you subdivided, you would not have those conditions applied.

Marvanne DeClerck: Right. We understand that. We are not going to subdivide and like I said we have two sons and ultimately, they can figure out how to do that later I suppose.

Chairman Bowen: I will not go through the other conditions. You are aware of what they are then. You have done your homework. Good. Any Board members have any questions or comments? The driveway that is proposed to the new building I think it said on the plans twelve feet wide?

Donny DeClerck: Yes.

Chairman Bowen: Is that going to get emergency access in there, firetrucks and like without any issue?

Donny DeClerck: Yes.

Chairman Bowen: The proposed square footage of the heated living space is that 1,200 square feet or less?

Donny DeClerck: It is a two-story structure with a garage base on the lower floor, so it is 1,200 square feet below and 1,200 square feet above. It would be a total of 2,400 square feet enclosed. It is heated in both spaces. Only one of them for living though.

Chairman Bowen: There is no living space on the first...?

Donny DeClerck: No living space on the first floor. No.

Chairman Bowen: Okay. Do you have a family sir?

Donny DeClerck: I do not. No.

Chairman Bowen: You would be the only occupant.

Donny DeClerck: I am the only occupant. Me and a couple of dogs.

Marvanne DeClerck: Two dogs. I cannot wait for the dogs to move.

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Chairman Bowen: Under our zoning code they do not count. Some people think they should. Documentation that is needed for this project.

There is no County Planning Board referral required here.

An archeological site determination is not required, but we received a no impact letter anyway on June 15, 2026 so thank you for that.

There is no bald eagle determination required by the DEC.

We did get the septic system design approval letter dated March 24, 2026, from the watershed inspector. The design meets their guidelines as well as the state guidelines.

It is not in a steep slope area or floodplain so there is no application for those two items.

There have been no storm water recommendations, and I do not really see the need for them. It is a pretty rural site. There is no streams nearby, correct?

Donny DeClerck: Nope.

Chairman Bowen: I think from the OnCor map there was a pond on the neighboring property, but it is quite a ways away.

Marvanne DeClerck: Yes.

Chairman Bowen: We did get a SEQR short form appears based on what I have seen it is going to be a Type II action, so we are not going to need to do any kind of environmental impact study. It is a single-family residence in the special use permit application. It is pretty straight forward. The site plan appears to be in order and all setbacks are appropriate. I will note this to be a complete application and schedule it for final review and public hearing on August 19, 2026.

Marvanne DeClerck: Okay.

Donny DeClerck: Alright.

Chairman Bowen: You are good to go. Thank you.

Donny DeClerck: Thank you.

Site Plan Approval Application 2026-0007

County Planning Board Referral: 105-2026 (Exempt)

Owners: Party Time Roc LLC

Representative: William Grove, PE

Property: 6985 St Rt 21

Tax Map: 191.17-1-20.111

Zoned: LR (Lake Residential)

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Chairman Bowen: Who do we have here tonight?

Nicole Ansaldi: I am Nicole Ansaldi.

Chairman Bowen: Nicole, are you a principal or manager?

Nicole Ansaldi: I am the owner. I own it with my sister and my husband and brother-in-law.

Chairman Bowen: Okay. You are a member of Party Time Roc LLC?

Nicole Ansaldi: Yes.

Chairman Bowen: Mr. Grove.

Bill Grove: Yes.

Chairman Bowen: Nice to see again.

Bill Grove: You too.

Chairman Bowen: Whoever wants to speak please tell us a bit about the project.

Bill Grove: Sure. So, Party Time Roc recently bought the property from Mr. Buchanan. They have been in Woodville for a number of years. I do not know how long, but they live down the street or own the cottage down the street. Are now owners of this and in order for them to enjoy the property the way they want and have enough storage they would like to put up a storage shed on the south side of the property that will be architecturally very appealing, look similar to the house in design. It is not just delivered on a trailer type of shed. It is going to be stick built and used for storage of all the amenities that are required when you own a lake property. I do not know if they are required, but it is what everybody ends up with. Never enough storage.

Chairman Bowen: A place for your stuff.

Nicole Ansaldi: Yes.

Chairman Bowen: Any comments or questions from the Board?

Frederick McIntyre: I have a question about the waste of the water coming off the roof. Does that have to be channeled into something? It says right now it is going into the lake.

Bill Grove: It is going to sheet flow into the yard.

Frederick McIntyre: It said in there it was going to Canandaigua Lake.

Bill Grove: Ultimately that's where it ends up. Yes.

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Frederick McIntyre: When they built the bedroom on there, originally, they wanted that controlled. Why would you control that and not this?

Bill Grove: That is a good question. I do not know if it was this Board or the ZBA that wanted the roof runoff from the house.

Frederick McIntyre: It was the Zoning Board.

Bill Grove: I didn't necessarily agree with that decision then. This property has the biggest lawn area in all of Woodville. I think because they were close on lot coverage or maybe even slightly over and needed the variance for lot coverage, they required that we infiltrate the runoff from the addition roof.

Chairman Bowen: I am not sure why they put that condition on it either. It appears at least from your site plan that the property slopes away to the neighbors on both sides. I am not sure if that was their concern plus the lot coverage was really close and still is. I guess that is what public hearings are for next time if the neighbors have any issue with it. I have seen this property for years and years. It is probably the biggest lawn around. I wouldn't think it would be a significant issue. Do you have an architectural rendering of what you are putting up? Do you know how the roof slopes?

Nicole Ansaldi: It is going to be a slant so the ceiling will be up.

Bill Grove: A gable roof?

Nicole Ansaldi: Yes.

Chairman Bowen: If you are looking south from the lawn at the shed towards the neighbors to the south does it slope off in both directions?

Nicole Ansaldi: Yes. Correct.

Chairman Bowen: Any other questions from anybody?

Bruce Mackie: How far approximately is that shed from the lake?

Bill Grove: One hundred and forty-four feet.

Bruce Mackie: Do you think that is sufficient for sheet flow across the lawn?

Bill Grove: Yes. I think any water that falls on the roof will run out in the lawn but will be infiltrated into the topsoil before it ever gets to the lake.

Bruce Mackie: There is a crosshatch line on this drawing that is adjacent or maybe a little more east of the shed.

Bill Grove: Oh, that is not labeled. That is a silt fence for construction – temporary silt fence.

Bruce Mackie: Shouldn't that be labeled?

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Bill Grove: It will be. Yes. Sorry I neglected to label that.

Chairman Bowen: Since the, at least the elevation lines on the site plan slope toward the neighbor's property, shouldn't that bend around over to the property line?

Bill Grove: It should. There is vegetation there. I think that is why I stopped it. You are right it should circle back – hook back on the south side. I will fix that too.

Chairman Bowen: Anything else from anybody? Okay. On terms of documentation. It is exempt from County Planning Board referral. The ZBA did issue a variance in 2023 I believe it was to the prior owners for 23.34% lot coverage variance. Based on my calculations of everything here you still are within that. It doesn't appear to be any need for another variance. Archeological site determination is not required. Bald eagle determination is required, and we have not received the letter yet. Anybody know the status of that?

Bill Grove: No. We received it when they did the addition on the house in 2023-2024. We asked for a new determination because we thought the board would require that. We haven't heard back from them yet. I do not know how long it is generally been taking.

Diane Graham: Yours is longer than expected. It is a No Part 182 is what you would have applied for, right?

Bill Grove: What's that?

Diane Graham: A No Part 182 you applied for?

Bill Grove: I believe so.

Diane Graham: I would just follow up with them.

Bill Grove: It was the email that was on the application form.

Diane Graham: Yes. We haven't received anything from them?

Bill Grove: Okay.

Chairman Bowen: We did have a delayed state budget. I do not know if that impacts it. Who the heck knows. I do a little work for the state, and it took me a while to get paid. Longer than usual. I do not know if that is holding up these things or not. They are taking a little longer. Unfortunately, if we do not have it by the cut-off date. I think is August 3rd to get all submissions in here so that we can advertise a public hearing. If we do not have it by the 3rd, we will have to push it off until September.

Nicole Ansaldi: Okay.

Chairman Bowen: No septic system design approval is required. No steep slopes or floodplain applications are required. We talked about storm water I do not see the need for any here unless somebody comes in and voices some opposition at our public hearing and can satisfy us that it needs it. As for SEQR we have your short form appears that this is just a type II non-residential structure less than

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4,000 square feet. No environmental studies required here. Site plan appears to be all sufficient other than I guess the silt fencing maybe.

Bill Grove: Yes. I will have that.

Chairman Bowen: We will tentatively put it on with the idea that we need that bald eagle letter by the third. If not, we will have to put it over to September. Understood?

Nicole Ansaldi: Okay. Yes.

Chairman Bowen: Okay.

Bill Grove: We cannot reuse the old one because it doesn't substantially change the project.

Chairman Bowen: We can't simply because I know there was a bald eagle nest probably two hundred yards from my house. It is not there anymore. I know they have relocated and they seem to have relocated south of there and that puts it down near here. I know they move around and the DEC monitors them. It is kind of out of our hands.

Bill Grove: Sounds good.

Chairman Bowen: Okay. Thanks for coming in.

Nicole Ansaldi: Okay. Thank you.

Bill Grove: Thanks.

Chairman Bowen: Bug them nicely.

Bill Grove: Haha.

Diane Graham: They are usually quick. It just depends.

Nicole Ansaldi: Thank you.

Chairman Bowen: Thank you.

Site Plan Approval Application 2026-0008

County Planning Board Referral: Exempt
Owners: Jeffrey P. Hall
Representative: Jeff Hall
Property: 6541 S Gannett Hill Rd
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Zoned: R-3 (Residential Three Acres)

Chairman Bowen: Who do we have here tonight.

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Jeffrey Hall: Jeffrey Hall.

Chairman Bowen: Nice to see you Mr. Hall.

Jeffrey Hall: Thank you.

Chairman Bowen: Mr. Grove you have continued on.

Bill Grove: Here I am.

Chairman Bowen: Alright. Now that we have identified you can you describe the project for the board?

Jeffrey Hall: Yes. My mother is 78. She raised me in Canandaigua, New York. When she retired from the DA's office she bought a house in Naples, Florida. Returns in the summer and visits between here and a place in Tug Hill. For the last couple of years, I have asked her let me build you a place. Let me take care of you as you are getting older. She said no, no, no I am still good, I am still good. Well, Mom ran into a couple of issues this winter and she called up this spring and said hey that is actually a really great idea. My parents have been separated since I was 17. I saw my dad through hospice this last spring. It kind of hit home with her a little bit. The reality of her youthfulness hit a little bit closer to home. We have been planning for years on this property. I have owned this property for 25 years and lived and cultivated this property into what I want it to be. Knowing that this was a possibility. As you look at the site plan, if any of you take the time to drive down the driveway, where we plan to put this house has been an idea for years. Its closer to the road. It is still at 300 and some foot setback from the road. We have added pine trees. We have added recently another 30 pine trees to give it natural buffers from the road and to give it privacy. I would like to build my mother just over a 1,000 square foot home. It would be two bedrooms, one and half bath. It would have a one car garage. I understand all the special use permit entails that I cannot use it as a short-term rental or a long-term rental. In the future after my mother no longer needs it. I am hoping that it turns into something different in the future as I have a son who's entering his second year as an architect student in Alfred. I have a daughter who is entering law school at the University of South Carolina. I am hoping that someday one of them would like to come home. I am hoping I would possibly take this house and give them the big house, and they would raise their kids in South Bristol. Having that they both graduated from Naples and love this area. I understand I am going down the road of building a house that after my mother is done with it has stipulation about how I can use it. I am fully aware of that. I have also designed it so that in the future I could separate the property, the driveway. The majority of the driveway runs east-west. It divides the 62 acres in half. So, we designed it so that all the utilities for this house after meeting with RG&E, Empire, the well drilling company, the septic design everything will stay to the north of the driveway. Everything for the present house is on the south side of the driveway. We plan for today and I believe we have planned appropriately for tomorrow. I am asking that we get a special use permit to allow me to do the construction of this house.

Chairman Bowen: Any questions board member? Silence is good, I guess.

Jeffrey Hall: Hopefully we have crossed our t's and dotted our i's.

Chairman Bowen: The site plan needs a couple updates, I guess.

Bill Grove: We have made those updates, but you do not have a copy of it yet.

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Diane Graham: Correct. We do not.

Bill Grove: Yes.

Chairman Bowen: That was a house height change from 18 to 16 feet and add labels for the attached garage with square footage and height.

Bill Grove: Yes.

Chairman Bowen: That has been done but just has not been delivered?

Bill Grove: Correct.

Chairman Bowen: Same idea if it not here by August 3rd, we will put you over for a month, which I would hate to do.

Bill Grove: No problem. It is a matter of printing them out.

Diane Graham: Email and print.

Bill Grove: And email. For both, you need that?

Diane Graham: Yes. Until further notice we need hard copies. I have to stamp them.

Bill Grove: Another one of your conditions was that septic be approved. We did get septic approval yesterday or day before.

Jeffrey Hall: Two days ago. Scott was mailed a copy, and you were mailed a copy and Diane, and I spoke on the phone.

Diane Graham: Right after you called, he had it.

Jeffrey Hall: Nice.

Chairman Bowen: That is not on my list.

Diane Graham: It is on there.

Chairman Bowen: It is? I am not reading my list properly.

Diane Graham: No. Maybe need different glasses.

Chairman Bowen: You are exempt from County Planning Board referral. Archeological site determination is not required. Bald eagle determination is not required. Wastewater treatment oh there it is. July 10th, we got the design approval letter. No steep slopes or floodplain applications are required. SEQR appears to be a type II action construction of a single-family residence and an application for a special use permit. That all appears to be in line.

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Diane Graham: Did you mention storm water?

Chairman Bowen: I may not have. There have been no recommendations on storm water.

Jeffrey Hall: It is a level area in that area. The closest I am for setbacks is 332 from the road. I am 582 feet from West Gannett Hill Road. I do have two small ponds on the property that are only three feet deep. It is a level site there.

Chairman Bowen: It appears from the photos you gave it is very level. I do not know if it technically a creek or a storm water drainage over by Gannett Hill Road as it goes down the south side of it.

Jeffrey Hall: Correct.

Chairman Bowen: But you are 500-some-odd feet away from that.

Diane Graham: Something I did not put on here, the agricultural farm with your neighbor.

Jeffrey Hall: Principe?

Diane Graham: What are they...

Jeffrey Hall: Principe is 1,000 feet to my southeast.

Diane Graham: To your property line. He is connected to your property line.

Jeffrey Hall: The only thing I can guess. I have not run into him in ten years probably. Having gone through his property with him would be a tree farm. I know he leased his property out to hunters in the fall at one point. I believe the only thing that was on his property that would have been deemed agricultural would have been pine trees. Planted rows of pine trees. There again I am guessing. He owns it all the way down to a neighbor of Peter Bills right on route 64 and 12 there.

Bill Grove: That was triggered because OnCor showed it as a agricultural property.

Diane Graham: Yes. It can be used as an agriculture but do not know if it is active agricultural.

Chairman Bowen: Alright then. So, application appears complete at this point assuming we get those site plans shortly.

Bill Grove: You will get them.

Chairman Bowen: We will schedule the application for final review and public hearing on July 15, 2026.

Bill Grove: Great.

Board Member: August 19th.

Chairman Bowen: Oh.

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Board Member: Today is July.

Daniel Crowley: Careful to correct you, sir.

Chairman Bowen: That is what is says on mine.

Daniel Crowley: You beat Diane.

Chairman Bowen: Must have been the old one.

Diane Graham: Oh geez. The other two say July. Oh my gosh.

Chairman Bowen: One of them says August 19th. So, it is August 19th, 2026. So that way we do not have to correct the minutes.

Diane Graham: I guess I am allowed to make mistakes, I guess.

Daniel Crowley: The next meeting.

Bill Grove: Alright.

Chairman Bowen: I have seen your sign up there. I ride my bike up there all the time. I have seen your sign and work with a guy named Hall. I did not know if you were related. He had property over in Gorham that he bought. He tried to become a farmer after being a lawyer. He ended up being in bees and became a bit of a specialist in bees. Started going around the state and talking about bees with people.

Jeffrey Hall: My dad grew up in Oaks Corners north of Geneva. I grew up in Canandaigua when I was 20 going to RIT, I bought ten acres from Greg and Kate Borden between Bruce Watts and the Bordens. If you know Hickory Bottom Road at all. Then a couple of years later I bought the Huckleberry Dump, which if you are South Bristol resident you might know what that is. That is the house just above Vic and Kate Logan. That was owned by Kurt Holmes, and it was an abandoned shack when I bought it. We renovated that and lived there for five years. Now it has gone back to disrepair, but I sold it 25 years ago. Then the problem was that every time I went for my tractor or chainsaw I was in my late 20s it was in the wrong place. It was either at Hickory Bottom Road or Stid Hill, so I called Mike Keanan and said find me 50 plus acres. I want a view of the lake. I want pines, oaks, flat land and with either a creek or a pond. He said, "You want it all." I said I do Mike. He says you cannot afford it. I will worry about that. You find it for me. I bought that from a U of R professor who owned it since the 80s and lost interest in it. At that point it was just a garage that twisted in a cabin and we started building there. Then raised two kids there. I hope they take me out in a toe tag. It has been a great place to live. I am a mechanical engineer who has traveled all over the county. I worked for Genesee Brewery as head of facilities, Canandaigua Winery and Garlock. I travelled all over the country and got to see some of the world. We are extremely fortunate. It is really God's country right here. Let's keep our taxes as low as possible.

Chairman Bowen: We do not have any impact on that right here.

Bill Grove: He could talk all night.

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Chairman Bowen: Get him out of here, Bill.

Jeffrey Hall: Thank you everyone.

Chairman Bowen: See you next month. Thank you.

Daniel Crowley: I make a motion to adjourn.

Chairman Bowen: Do you need to go somewhere?

Daniel Crowley: No.

Chairman Bowen: Because we are going to be here a while.

Daniel Crowley: Alright.

Chairman Bowen: Only kidding.

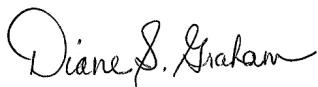
Other

There was an update on dark sky ordinance. Chairman Bowen reached out by email to Mees Observatory looking for input on degradation of our skies around here at the observatory or if they are proponents of dark sky and want to come in and tell Town Board something about it. Chairman will follow up for a response. Also looking for a board member to volunteer drafting of an ordinance.

Motion to Adjourn

Being no further business, David Bowen moved to adjourn the meeting. Sam Seymour seconded the motion. The motion was unanimously adopted, and the meeting was adjourned at 7:20 pm.

Respectfully submitted,



Diane Scholtz Graham
Board Assistant