

SOUTH BRISTOL TOWN BOARD PUBLIC HEARING  
September 8, 2025

**PUBLIC HEARING**

The Public Hearing of the South Bristol Town Board was called to order September 8, 2025 at 7:00pm at the Town Hall, 6500 W Gannett Hill Rd., Naples NY 14512.

**PRESENT**

Daniel Marshall, Supervisor  
Stephen Cowley, Councilman  
Meg Fuller, Councilwoman  
Jim Strickland, Councilman

**ABSENT**

Scott Wohlschlegel, Councilman

**RECORDING SECRETARY**

Judy Voss, Town Clerk

**OTHERS**

Jim Wight, Scott Trumbower, Jeff Hall, Jason Inda, Martha McIntyre, Keith McIntyre, Gloria Harrington, Ginny Lalka, Karin Thack, Pat & Jen Solomon, Peter Rees, Adrianna Kreuter, Nick Kreuter, Vern Kreuter IV, Clark Kreuter, Eric Webber, CJ Kreuter, Lauren Kreuter, Lisa Moore, Chris Bennem, John Bolton, Ian Bolton, Jonathan Heiderich, Mark Boylan, Sam Seymour, Joe Koher III.

Online: Elizabeth Caprini, Chris Abraham, Mark McCloskey

**TOWN OF SOUTH BRISTOL  
NOTICE OF PUBLIC HEARING**

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PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of South Bristol on September 8, 2025, at 7:00 p.m., at the South Bristol Town Hall, 6500 Gannett Hill Road - West, South Bristol, New York, regarding the adoption of a Local Law of the Town of South Bristol for the year 2025 which would amend the regulations dealing with the storage and use of recreational vehicles in the Zoning Law of the Town of South Bristol to limit the properties where an owner of a vacant lot may occupy and use a maximum of one (1) recreational vehicle on their vacant lot, subject to existing requirements, to only properties located in the R-1 (One-Acre Residential) Zoning District, the R-3 (Three-Acre Residential) Zoning District, the R-5 (Five-Acre Residential) Zoning District, the NC (Neighborhood Commercial) Zoning District, the C-1 (Light Commercial) Zoning District or the C-2 (Commercial) Zoning District.

Any member of the public shall be entitled to be heard upon said proposed Local Law at such public hearing. Copies of said proposed Local Law are available for public review at the Town of South Bristol Town Hall, 6500 Gannett Hill Road - West, South Bristol, New York.

This by Resolution of the Town Board of the Town of South Bristol.

Judy Voss, Town Clerk

**PUBLIC HEARING**

Supr. Marshall said the Board will not be making the actual decision tonight with regards to this. The law, according to the Town Attorney, had to be submitted to the Ontario County Planning Board which doesn't meet until Wednesday, September 10<sup>th</sup>.

Peter Rees, of Seneca Point Road, we live there because of the neighborhood. And because the neighbors, they are all great neighbors. How we ended up in this kerfuffle boggles my mind. So, Mr. Kreuter's, his trailer, is not offensive, it is my understanding that it is a temporary adventure til they intend to build a house there. And my other understanding is that they have not been in violation of the current law before they installed it. And if you change the law they will so I am not sure how that would effect like a "grandfather" kinda. I mean you guys can change laws, that's what you do. But to me, it seems rude, to allow him to do it and then change the law and you can't do it. So, I think that is about all I had to say.

Supr. Marshall wanted to point out that the law is not specifically being directed at one particular application here.

Mr. Rees said, but it is what spurred this meeting tonight and the law has been there for a long time, so I would beg to differ that it is about one particular.

Councilwoman Fuller said that she just wants to say that part of it is there was a conflict between the two sections of the Code where two sections were conflicting. And that had to get cleared up.

Nick Kreuter and Lauren Kreuter, of Seneca Point Road, so our first question is, why is this all coming to fruition?

Supr. Marshall said that Councilwoman Fuller just explained.

Lauren Kreuter, presumably from complaints from neighbors, correct?

Councilwoman Fuller answered, no, it stemmed from when the trailer was put there and there were some complaints from neighbors, but what we discovered was that the Code was not clear on this topic and so as a result of that a committee was created. That committee was looking at the source of conflict and how did we want to move forward. And that's how we are in this process now, and obviously we are now in the public feedback part of it.

Nick Kreuter, said just to make things more clear too, this is a temporary solution for my family. I brought this up a couple meetings ago, when I spoke during privilege of the floor in May. But my family has been coming down to Seneca Point Road, Canandaigua Lake, since 1960. My wife and I are going to start, basically the 4<sup>th</sup> generation of Kreuter's there. My parents are currently fully worked, and they live primary residence in Webster. My mom is an international flight attendant, so there still wrapping things up with their career to then potentially move down here to be full time as residents of the Town of South Bristol. So, for us, this was a reasonable way to have a temporary means of continuing on our family lifestyle of enjoying Canandaigua Lake in the Town of South Bristol with everybody to then turn into a more permanent structure. And, we came to you guys before we did this, to ask for approvals, permissions for permits and we were steered in many avenues that led to basically that we are not doing anything wrong. So we pursued \*\* the last 2 years. And it's, I guess, frustrating to kind of sit here and have to defend that again, because it is temporary. But the other situations that we looked into are potentially like a mobile home, right? So, we get feedback from the neighbors. We are friends with the neighbors. A lot of them are here supporting us tonight and they compliment our property, said it looks beautiful, they love how much we cherish the area, how much we give back to the community and help our friends constantly

## SOUTH BRISTOL TOWN BOARD PUBLIC HEARING

September 8, 2025

fixing boats and boat hoists and helping out with small tasks and it just seems like frustrating that potentially one or two or a few complaints are also changing this viewpoint on our property. At the same time if you looked at the opportunity of a mobile home that would be something, a short term solution that can become permanent because mobile homes become a fabricated, HUD, structure that can be permanently stay on the property given the code structure and that might be an eyesore and something that can potentially devalue. Right now we are not causing any value impacts to the properties that neighbor us. I mean, you know how property like that sells around the local area like our neighbors property sold for nearly \$3 million dollars. That's insane if you look at the price per square footage, right? So what we have, I don't think is causing as big of an impact as I think it seems.

Lauren Kreuter said, just to add on and clarify, that the way that our family is looked at right, we have this property \*\*\*. That's got to be, for now, a temporary solution, until the family decides to build a permanent structure in the near future. So that's kind of the one option and the approach that we have taken. Another option that I think we have is remove the recreational vehicle and put a mobile home on the property. If that is the route that is taken that one would stay. And there will be no actual permanent single-family home there. Probably \*\*\* more attractive than a mobile home.

Nick Kreuter agreed. And we continue the temporary options in looking through it to then turn it into something more beautiful that will match more with what the community currently has.

Patrick Solomon of Seneca Point Road, my wife and our family bought a house in 2013 and we moving in there full-time in 2019 and the Kreuter's are our direct neighbors save for an easement, right-of-way that is rarely ever occupied, no one is ever there. So this property is directly adjacent to our home we see it from our home, we are comfortable with it, we have no issues with it. Kreuter's bend over backwards to make it look extremely well kept. Their property is one of the better kept properties on street and always has been. They've lent a hand to everyone on the street, they are happy to do it whatever they can. And it does seem that, although this came up because they brought it to you to inquire about it, potentially is sounds like there's a conflict in the Code that the lawyers have looked at and said you need to put something else in place. But if there is anything put in place, it shouldn't be at the detriment of this property and how it has been used and how it has been allowed to be used when they came to you directly and asked permission. I just wanted to get that on the record.

Vern Kreuter, IV, I live at 5884 Seneca Point Road, prior to that I lived 5886 Seneca Point Road, I occupied that since 1960. My family bought the property and lived there very happily for a very long time. It was never our permanent residence, it's always a summer cottage and we enjoyed it as a family for years and years. My family bought the Fox farm, which immediately adjacent to our property that included vacant land, where we are now, a barn, another vacant land, another barn, a garage and a little farmhouse. At one point we bought all of that. We owned 80 acres, grapes above us, Chardonnay and Concord grapes. We farmed that for many years until Widmer decided that concord grapes were not in popular fashion anymore. And so, we had no place to send our grapes so we eventually decided to sell the property. The Boylan family bought the property and they built a house up on the hill and have been there for many, many years, very happy. Then the kids came along after the parents died and they very rarely ever come to the lake. They have an old barn that is falling down and not in good condition. I don't think it has been painted since I painted it last, 50 years ago. Mr. Fox's brother lived down the road to the north, still has a barn there. He

## SOUTH BRISTOL TOWN BOARD PUBLIC HEARING

September 8, 2025

also was a grape farmer and that barn is still there. It may be owned by Mr. Dorschel. So anyway, that land where we are now living was what we retained after we sold the grape farm and barn and the vacant lot and all that to the Boylan family. That land that we now are, was once used for horse grazing, it was then converted to his vegetable farm, it was then used for storage. It was then purchased by us and we've had many different events. We've had storage on it, I had my camper actually, I have a pop-up camper, that I put there for many weeks throughout the summer and I know it has been there since June 10<sup>th</sup> and I am going to remove it next week and go to the Adirondacks and that will be the end of my stay for the summer on that property. But anyway, I find it difficult that one person that can make a decision for the Town of South Bristol. How many people live in South Bristol? I don't know, 20,000? 30,000? 40,000? So one person can have, make a decision to change to your mind. That doesn't seem the American Way, does it? How many people have complained? One out of 1,300? What is that percentage? Small, isn't it? I don't think one person should be able to change your rules. That doesn't make sense. That's not the American way. The American way is what? The group makes the decision, we rule by the group, not by one person. I would just like to say that, I think the rules, while they are what they are, I guess I am kind of curious, when they put into the book, because, as I said, I've been camping on that property for 25-30 years, not fulltime, my camper is not as big as my brother's, but I've been there for a long, long time. And just in conclusion, I think you ought to really think about what the neighbors have said, how they think it is okay, I don't know what Mr. Boylan thinks. He's never there. I've been there quite a bit this summer and the number of times I have seen him on the property is zero. Not once, down on the lake, I've not seen him once. I have seen some of his family members that enjoy the heck on that property. They swam all day long, they never complained, they never looked at our property, they had the greatest time in the world. Mr. Boylan and his wife, zero. So how can you complain if you don't even see what there is there if you don't come and enjoy it? He doesn't come and enjoy it so, therefore, I don't know how he can complain.

Mark Boylan, of Bopple Hill Road, I spoke before the group, I wasn't planning on speaking tonight, but I would like to object to some of the things being said, namely our usage of the property. My wife and I come down almost every week and stay for a couple of weeks. We have a house on the hill, where you can't see us from the lake and we enjoy the property quite a bit. We take good care of the property, we have about 12 acres of vineyard and get a lot of use out of the property. We walk the property quite a bit and we enjoy it very much. And I don't appreciate our use of the property characterized as such, so I wanted to put that on the record. I also would like to say, we are continuously connected to the Kreuter property. We are the closest neighbor they have and we do have a barn, it is in good shape, it is standing well. We often let the Kreuter family use the barn for storage, in fact, Vern used it for quite a bit the last couple of years. But I would urge the Town, you do have the Town Codes, you do have rules regarding structures that are allowed on Lake Residential property and all I ask is that those rules be followed according to the way the Code stated. That is the only thing. I am not the only one, by the way, who objects to this. And I know you know that because I know you have received several complaints from other neighbors on Seneca Point Road.

Supr. Marshall asked if anyone in the audience or online would like to speak to the Board. Supr. Marshall closed the Public Hearing, thanking everyone for their comments. What we will do is take all your comments into consideration. As I said to you earlier, we cannot make a decision on

SOUTH BRISTOL TOWN BOARD PUBLIC HEARING

September 8, 2025

this this evening. It does still need to go before the Ontario County Planning Board for review and comment.

Adjourned: 7:20pm

Respectfully Submitted,

Judy Voss  
South Bristol Town Clerk