



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

Planning Board Meeting Agenda
Wednesday, January 15, 2025, at 6:30 pm

Meeting in-person or by joining Zoom
<https://us02web.zoom.us/j/83785552186?pwd=PXBgl4sX1yfkaMjqWJJKudj0CcX6c9.1>
Zoom Meeting ID: 83785552186, Passcode: 125903

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 December 18, 2024, Planning Board meeting minutes.

Old Business (Public Hearing)

Site Plan Approval Application 2024-0010 Additions & Alterations

County Planning Board Referral #: Exempt
Owner: Benjamin R. Swett & Walter E. Swett
Representative: Matt Rischpater
Property: 6939 Granger Point Drive
Tax Map #: 191.13-1-5.000
Zoned: LR (Lake Residential)

New Business

Amended Site Plan Approval Application 2023-0007 Requesting a Six-Month Extension

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

Motion to Adjourn

Town of South Bristol Planning Board Meeting Minutes Approved Wednesday, January 15, 2025

Present David Bowen
Daniel Crowley
Jason Inda
Michael McCabe
Frederick McIntyre
Sam Seymour

Absent Paul Miller
John Casey Wood

Guests In-person – Matt Rischpater
Zoom – Benjamin & Walter Swett, Kevin Dooley

Call to Order

The meeting of the Town of South Bristol Planning Board has been called to order at 6:31 pm. All Board members were present.

Reading of Vision Statement

David Bowen read the Comprehensive Plan Vision Statement.

Meeting Etiquette

David Bowen reviewed meeting etiquette.

Meeting Minutes

Approval of December 18, 2024, meeting minutes was deferred to next month.

Old Business

Public Hearings

Site Plan Approval Application 2024-0010 Additions & Alterations

County Planning Board Referral #: Exempt
Owner: Benjamin R. Swett & Walter E. Swett
Representative: Matt Rischpater
Property: 6939 Granger Point Drive
Tax Map #: 191.13-1-5.000
Zoned: LR (Lake Residential)

Chairman Bowen:

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:

2024-0010 for property owned by Benjamin R. Swett and Walter E. Swett located at 6939 Granger Point Drive, tax map #191.13-1-5.000. The applicant and property owner are looking for site plan approval to construct a 150 square foot dormer addition within the same footprint over the three-season porch on the

north side for storage and 50 square foot covered entry addition over the existing southern entrance and a 50 square foot addition to the westernmost side of the southern façade, extending the existing utility room. This addition will allocate space for a new toilet, sink, washer and dryer with access to the existing utility room.

Said hearing will take place on the 15th day of January 2025 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.

I will declare the public hearing opened. Ask the applicant's representative to please briefly describe the project and any changes that may have been made since the preliminary hearing that we had on December 18, 2024.

Matt Rischpater: There have been no changes since the preliminary hearing. We were waiting for the bald eagle endangered species report which we received and the archaeological survey report which we also received, and both were approved. Do you want me to go into more detail than what you already had explained? They are looking to add some storage space onto the three-season room in particular. Some additional space for utilities and adding an exterior toilet would be essentially a three-season space. Nobody is going to go outside to that toilet. We do not expect in the winter, and it is not really occupied much in the winter. We will be putting in piers in with grey beams so we will not be having any full foundations. There is no disturbance to the foundation for the dormer. The entry expectation is two columns to hold up the roof. Then a small deck that will extend from the entry over to the extension of the utility room.

Chairman Bowen: Thank you. Did we get any written comments?

Diane Graham: No.

Chairman Bowen: Any questions or comments on this application from anyone on Zoom as there is nobody here in person?

Walter Swett: I am Walter Swett. I appreciate you giving this project consideration. Thank you.

Chairman Bowen: Thank you, Mr. Swett. I did not know you were on but thanks for attending. Any questions or comments from the Board? Hearing none. I will declare the public hearing closed.

This application is exempt from County Planning Board referral recommendations and comments. There is no septic system review or approval required on this particular project. Also not required are storm water and erosion control measures given the location and manor in which the additions are taking place. We did receive the NYS DEC threatened and endangered species determination, which was by letter dated December 23, 2024. We also received an archeological site determination letter dated December 23, 2024, which had no impact. There are no agricultural active farms within 500 feet of the project. A floodplain development permit is required as there was a floodplain determination. A lot of the property but not all of it is within the floodplain. I will note that the code enforcement office received the application for the floodplain development permit from the applicant.

With respect to SEQR I will make a motion declaring the SEQR to be a Type II action under paragraph 617.5 (c) (11) which is an expansion of single-family residence with no further review required and ask the Board's permission to answer SEQR questions 1-11 with no or small impact and sign on behalf of the Board. Frederick McIntyre seconded the motion.

All in Favor.

Ayes 6, D. Bowen, D. Crowley, J. Inda, M. McCabe, F. McIntyre, S. Seymour
Nays 0

Motion carried.

Chairman Bowen read the 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 South Bristol Town 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 given the size and scope of the project.

Chairman Bowen: May I have a motion to approve findings 1-4. Sam Seymour made a motion to approve. Michael McCabe seconded the motion.

All in Favor.

Ayes 6, D. Bowen, D. Crowley, J. Inda, M. McCabe, F. McIntyre, S. Seymour
Nays 0

Motion carried.

David Bowen: I request a motion to approve or deny the preliminary and final site plan approval of the application.

Sam Seymour made a motion to approve. Daniel Crowley seconded the motion.

Roll Call Vote

David Bowen – Aye
Daniel Crowley – Aye
Jason Inda – Aye
Michael McCabe – Aye
Frederick McIntyre – Aye
Sam Seymour – Aye

Motion carried.

Chairman Bowen: Your site plan has been approved. Thank you, sir.

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

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 the board assistant, which is Diane, to attend the next available board meeting to receive approval for an extension.

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

Matt Rischpater: Thank you all so much. I appreciate it. Have a great evening.

Chairman Bowen: Thank you, Mr. Swett.

Walter Swett: Thanks everybody. Appreciate your work.

Diane Graham: Thank you.

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Representative: Michael Kubiniec, Kevin Dooley
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Zoned: LR (Lake Residential)

Chairman Bowen: I think we have Kevin Dooley on the line.

Kevin Dooley: You do sir.

Chairman Bowen: Good evening.

Kevin Dooley: Good evening.

Chairman Bowen: You are requesting a one-time six-month extension to site plan approval granted on July 17, 2024, and expires on January 17, 2025, which is two days from now.

Kevin Dooley: Yes, sir.

Chairman Bowen: Alright. Are there any changes to the site plan that was approved?

Kevin Dooley: No, sir.

Chairman Bowen: I assume the project did not get off because of seasonal things or what?

Kevin Dooley: Seasonal and major equipment repairs unfortunately.

Chairman Bowen: The contractor 's equipment not the owner?

Kevin Dooley: My equipment.

Chairman Bowen: Okay. At this point I will need a motion to approve or deny applicant/owner's request for a one-time six-month extension until July 17, 2025.

David Bowen made a motion to approve. Frederick McIntyre seconded the motion.

Chairman Bowen: By the way does anybody have any questions? Then we are all good.

Roll Call Vote

David Bowen – Aye

Jason Inda – Aye

Michael McCabe – Aye

Frederick McIntyre – Aye

Sam Seymour – Aye

Motion carried.

Chairman Bowen: Your request is granted, and you have until July 17, 2025, to commence.

Kevin Dooley: Okay. Thank you, guys, so much.

Chairman Bowen: Thank you very much. Does anybody have any business they want to bring to the Board?

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 6:46 pm.

Respectfully submitted,



Diane Scholtz Graham
Board Assistant