



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

Planning Board Meeting Agenda
Wednesday, February 18, 2026, at 6:30 pm

Meeting in-person or by joining Zoom
<https://us02web.zoom.us/j/83559135581?pwd=IFoWKPgtVrL20FNJ4JGzYECsUa2xnt.1>
Zoom Meeting ID 835 5913 5581, Passcode 860265

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 November 19, 2025, December 17, 2025, and January 21, 2026

New Business

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)

Site Plan Approval Application 2026-0002

County Planning Board Referral: Exempt
Owners: James Krueger & Bernadette Krueger
Representative: Belle Beachner, ACES Energy
Property: 6511 Longs Point Drive
Tax Map: 185.17-1-3.100
Zoned: LR (Lake Residential)

Other

Motion to Adjourn

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Present Daniel Crowley
Jason Inda
Cody Koch
Frederick McIntyre
Paul Miller
Sam Seymour
Michael McCabe

Excused David Bowen
Bruce Mackie

Guests In-person: Belle Beachner
Zoom: Frederick McIntyre

Call to Order

The meeting of the Town of South Bristol Planning Board has been called to order at 6:30 pm. All Board members were present except for David Bowen and Bruce Mackie.

Reading of Vision Statement

Daniel Crowley read the Comprehensive Plan Vision Statement.

Meeting Etiquette

Chairman Seymour reviewed meeting etiquette.

Meeting Minutes

Daniel Crowley made a motion to approve November 19, 2025, December 17, 2025, and January 21, 2026, meeting minutes as written. Paul Miller seconded the motion. The motion was unanimously adopted by all Board members present.

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Applicant deferred application until further notice.

Site Plan Approval Application 2026-0002

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Owners: James Krueger & Bernadette Krueger
Representative: Belle Beachner, ACES Energy
Property: 6511 Longs Point Drive

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Tax Map: 185.17-1-3.100
Zoned: LR (Lake Residential)

Chairman Seymour: Belle, will you introduce the project for us starting with stating your name.

Belle Beachner: Absolutely, my name is Belle Beachner. I am here from ACES Energy. The project taking place at 6511 Longs Point Drive is an already approved construction of a single-family residence but in addition to that they are looking for the installation of a geothermal heat pump heating and cooling system. These are also known as ground source heat pumps. Essentially to support this system we would need Planning Board approval for the drilling of a single 500-foot well in the town code a well is defined as a structure why it is required for the zoning of lakefront residential here in South Bristol. The project will include drilling one six-inch diameter well or bore within the driveway. Underneath the driveway, it actually down 500 feet. This is a standard approach for the installation of a geothermal heat pump at a single-family residence of this size of the planned system installation.

Chairman Seymour: Any questions from the Board?

Daniel Crowley: Is there any setback requirement for a well? Is it okay that it is under the driveway?

Jason Inda: It is not a water well. We don't have to be so far away from the septic or anything like that. It is pretty common practice to put it in a driveway. I have put them in Bristol Harbour in driveways before.

Daniel Crowley: Got it. Thank you.

Chairman Seymour: Let me ask you a question regarding the concept of this. This is for heating and cooling water running through the heat pump. Can it also be used as a water source in a pinch?

Belle Beachner: Not in this case. This well as it is drilled includes a closed loop pipe system. It is made of HDPE piping. It connects to the geothermal heat pump within the mechanical space of the house. That is routed down that 500-foot well and back up. It is closed looped. After the drilling takes place, it is grouted so there is no place to source water after the fact. It is just used for heating and cooling. We put a was it called a tremie-line down to the bottom and that pumps the grout into the well and it is removed as the grout is being put into the well so that it is filled from the bottom to the top to ensure there are no holes within in.

Chairman Seymour: Yeah. That conducts the thermal properties.

Belle Beachner: Got it.

Chairman Seymour: Okay.

Diane Graham: Can you explain timing on when to do it with the build?

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Belle Beachner: The intention is to take place prior to the driveway being put in so that there is no repaving over the top of it. It can take place at any point and time during the construction. Ideally it is going to be coordinated with other trades in regard to the drainage that is going to be installed there. It is nearby but in talking with the drainage contractor there are no conflicts. We could go in before them. We could go in after them, but timing is not too tough for us to manage.

Chairman Seymour: How is this capped off? Are your conduits to your pipelines exiting the well below frost level that deep?

Belle Beachner: Yes. When the well is drilled, we are encasing it with steel and brought to grade. That is just when the well is drilled. Once intended to be tied in with a lateral pipe into the house we are going to cut it four feet below grade and that is where that steel casing stops. Then we put a ninety connection from that well into HDPE piping that is going to take it into the house.

Chairman Seymour: Is there some kind of riser or manhole at the top of the well?

Belle Beachner: No access point is needed after initial.

Chairman Seymour: It is just buried.

Belle Beachner: Yes.

Daniel Crowley: Is it lined with steel all the way down?

Belle Beachner: It is lined until we hit bedrock and we anticipate that about 50 feet here.

Daniel Crowley: Got it. How long does the bedrock last all the way hopefully?

Belle Beachner: Down to the bottom?

Daniel Crowley: Yes.

Belle Beachner: That would be the best-case scenario. Yes.

Chairman Seymour: No gas pockets.

Daniel Crowley: I am just thinking about my well at my house was 180 feet.

Belle Beachner: Okay.

Daniel Crowley: Of clay.

Belle Beachner: Oh. That is rough.

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Daniel Crowley: It had to be cased all the way down.

Belle Beachner: That's expensive.

Daniel Crowley: It was. I am curious, a 500-foot well would be they go by the foot, right?

Belle Beachner: We go by the foot, yes.

Daniel Crowley: Pricewise.

Belle Beachner: Yes. There are public records that show that where we anticipate to hit the shale is consistent in this area.

Daniel Crowley: Cool.

Chairman Seymour: There is a variety of different ways of getting heat out of the ground and surrounding areas. How popular is a 500-foot well in your line of business?

Belle Beachner: I would say of all the customers that I install we roughly install 120 geothermal each year. Potentially 30-35% of them go with a vertical well. Typically, it is chosen based on necessity small lot sizes. If you have a larger lot people typically go with the horizontal because it is more cost effective.

Daniel Crowley: How deep is that the horizontal?

Belle Beachner: Five to six feet.

Chairman Seymour: Other questions?

Paul Miller: What is the liquid that is in these pipes that conducts the heat out in the cooling bank or vice versa?

Belle Beachner: There are two options. It is methanol or propylene glycol typically are best practice in the industry. Locally for residential applications our preferred use is methanol. Similar to what you put in your windshield wiper fluid. The same kind of deal. Propylene glycol at cool temperatures can gum up and impact your pumps so we stay away from that for residential applications.

Daniel Crowley: Is it dangerous if it leaks?

Belle Beachner: Not necessarily.

Paul Miller: Have you ever had a leak?

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Belle Beachner: The leaks that we have had have been based on external factors people digging them up unintentionally. Think about if you use windshield washed fluid in your car it is running off into the streams. It is the same kind of thing at the concentration that it is at. It is a very small amount. The probability of a leak is very very low. All of the joints for the system are fused. We have no mechanical joints below grade. So, at that point when the material is melted and placed together it becomes one singular piece of pipe instead of two separate pieces. It is strong at the mid-length of the pipe as it is at the connection if it is done right.

Daniel Crowley: That is a single piece because you just U at the bottom, right?

Belle Beachner: Yes. It is a factory fused U-bend that comes pre-tested.

Daniel Crowley: All the way down.

Belle Beachner: Yes.

Chairman Seymour: Hearing no other questions, we will move this to our public hearing next month.

Belle Beachner: Okay.

Chairman Seymour: With no conditions. Okay, Diane.

Diane Graham: Yes. The only thing I just thought of is when you do approve you are approving the site plan. You are not approving that other.

Chairman Seymour: Yes. This is just the geothermal part of it.

Diane Graham: Yes. Maybe making a note of that the location of the other not being approved.

Belle Beachner: Understood. Yes.

Chairman Seymour: There is no approval here we just move to the hearing, right.

Diane Graham: Yes. Correct.

Chairman Seymour: Very good. I appreciate the question.

Diane Graham: Belle, just a reminder that you will get at the next meeting is that you will have to start once you get your approval within six months.

Belle Beachner: Right. Got it.

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Diane Graham: He will read it to you next month. I thought I would give you a heads up. Thank you. Will you be sending an email on the other application?

Belle Beachner: I will, yes. I wanted to get through all of this first. It has been kind of crazy.

Diane Graham: I am trying to close it.

Belle Beachner: Yes. I will get that out for you.

Diane Graham: Thank you. I appreciate it.

Belle Beachner: Do you need anything else from me at this time?

Diane Graham: No.

Belle Beachner: Am I free to go?

Diane Graham: You are.

Belle Beachner: Perfect. Thank you everyone.

Diane Graham: I will send you a letter and legal notice.

Belle Beachner: Thank you, Diane.

Diane Graham: Thank you, Belle. Fred, I want to ask if you said aye for the minutes?

Frederick McIntyre: Yes. That is fine.

Diane Graham: Okay.

Other

Comprehensive Plan Review and Discussion

The board conducted a review of the town's comprehensive plan, identifying outdated information and areas needing updates.

Details

- Noted outdated information including board member names, staff listings, and watershed descriptions
- Identified several typos and inaccuracies throughout the document
- Questioned whether "preserve" or "conserve" was the appropriate term for the vision statement

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- Discussed accomplishments listed in the plan and whether they were accurately described
- Noted the actual comprehensive plan didn't start until page 21 and seemed brief

Conclusion

- A list of technical corrections will be compiled and provided to David Bowen
- The town board will need to decide if a new community survey is needed
- The plan needs updating to address emerging issues

Renewable Energy Regulations

The board discussed concerns about renewable energy installations and their impact on the town's character.

Details

- Suggested adding dark sky regulations to address outdoor lighting concerns
- Raised concerns about state-level renewable energy mandates potentially overriding local restrictions
- Discussed the balance between allowing renewable energy while protecting the town's viewshed
- Noted that the town code currently prohibits commercial solar in the lake watershed

Conclusion

- The comprehensive plan should address renewable energy considerations
- Town code should be "fair but restrictive" to maintain local control while complying with state requirements
- The board should anticipate renewable energy projects rather than simply opposing them

Infrastructure Concerns

The board briefly discussed infrastructure limitations affecting development.

Details

- Mentioned developments being stalled due to insufficient electrical infrastructure
- Discussed the increasing demand for electricity with new construction and sustainable building codes

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Conclusion

- Infrastructure limitations may impact future development in the area
- The comprehensive plan should consider these constraints

Challenges

- Balancing renewable energy development with preserving the town's rural character and viewshed
- Addressing state mandates that may override local zoning restrictions
- Determining whether the comprehensive plan needs a complete update with new community surveys
- Ensuring the town code addresses emerging technologies and development trends

Action items

Acting Chairman

- Compile a list of technical corrections to the comprehensive plan
- Share the list with David Bowen to determine next steps

Board

- Consider potential updates to address renewable energy in the comprehensive plan
- Review town code for potential conflicts with state regulations
- Look into dark sky regulations as a potential addition to town code

Being no further business, Daniel Crowley moved to adjourn the meeting. Paul Miller seconded the motion. The motion was unanimously adopted, and the meeting was adjourned at 7:18 pm.

Respectfully submitted,



Diane Scholtz Graham
Board Assistant