



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

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

Meeting in-person or by joining Zoom  
[Zoom Meeting Link](#)  
Zoom Meeting ID 83743335028, Passcode 205757

**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 February 18, 2026

**Old Business**

**Public Hearing**

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  
Bruce Mackie  
Frederick McIntyre (Zoom @ 6:40 pm)  
Paul Miller  
Sam Seymour  
Michael McCabe

**Excused** David Bowen  
**Absent** Cody Koch

**Guests** Zoom: Belle Beachner, Judy Voss

**Call to Order**

The meeting of the Town of South Bristol Planning Board has been called to order at 6:34 pm. All Board members were present except for David Bowen and Cody Koch.

**Reading of Vision Statement**

Bruce Mackie read the Comprehensive Plan Vision Statement.

**Meeting Etiquette**

Chairman Crowley reviewed meeting etiquette.

**Meeting Minutes**

Sam Seymour made a motion to approve February 18, 2026, meeting minutes as written. Paul Miller seconded the motion. The motion was unanimously adopted by all Board members present.

**Old Business**

**Public Hearing**

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Property: 6511 Longs Point Drive  
Tax Map: 185.17-1-3.100  
Zoned: LR (Lake Residential)

Chairman Crowley: Diane could you please read the legal notice that was published and be place in the meeting minutes.

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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2026-0002 for property owned by James Krueger and Bernadette Krueger located at 6511 Longs Point Drive, tax map 185.17-1-3.100. The applicant/property owners are looking for site plan approval to install a geothermal heat pump system requiring a vertically drilled well to be located under the driveway.

Said hearing will take place on the 18th day of March 2026 beginning at 6:30 pm at the South Bristol Town Hall, 6500 West Gannett Hill Road, Naples, NY 14512.

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

All interested parties may provide written comments, appear in person or by representatives.

Chairman Crowley: At this point I will declare the public hearing open. There is no one in attendance here locally and on Zoom we have just the applicant, is that correct? Great. Hi, Belle.

Belle Beachner: How are you all doing tonight?

Chairman Crowley: We are fine. Thank you. How are you?

Belle Beachner: Not bad.

Chairman Crowley: Good. Okay. Thanks for being here. If I could have you just briefly redescribe the project and if there are any changes that have been made since the preliminary meeting on February 18<sup>th</sup>.

Belle Beachner: Absolutely. Short description of the project is at 6511 Longs Point. There is a new construction house going in that is separate from this application that I have before you all. In addition to that construction project the homeowners have determined they would like to move forward with a geothermal heat pump installation. As a part of that installation, they are required to have a bore or a well drilled. One singular 500 foot well to act as the heat exchanger to support the geothermal heat pump system. Under town code a well is described as a structure so that is requiring the Planning Board approval on this. There have been no changes since the initial application. It is still intended to be beneath the driveway so there will be no changes to any kind of square footage of property that is covered by construction. It is within that existing footprint of the planned construction project.

Chairman Crowley: Thank you. Diane, did we receive any written comments?

Diane Graham: No.

Chairman Crowley: There is no one in attendance here in person. Are there any comments or questions from anyone on Zoom? I saw someone just joined. I think that's Judy.

Diane Graham: Judy.

Chairman Crowley: Any questions or comments from anyone on the Board? Hearing none. I will declare the public hearing closed.

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This application is exempt from County Planning Board referral recommendation and comments.

NYS DEC Threatened and Endangered Species determination is required, and we received a Letter of No Part 182 Permit Jurisdiction dated February 11, 2026.

NYS Parks, Recreation and Historical Preservation archeological site determination is required, and we received a no impact letter dated January 22, 2026.

No septic system review or approval is required.

No storm water or erosion control measures recommendations are required.

No steep slopes permit application required.

No agricultural active farms within 500 feet of the project.

No floodplain determination or Floodplain Development Permit is required.

Daniel Crowley made a motion declaring SEQR finding that this is a Type II action ~~671.5~~ 617.5 (c)(3) retrofit to appurtenant area to incorporate green infrastructure 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. Sam Seymour seconded the motion.

All in Favor.

Ayes 5, D. Crowley, J. Inda, M. McCabe, P. Miller, S. Seymour  
Nays 0

Motion carried.

Chairman Crowley read the findings:

1. The proposed project is consistent with the Town of South Bristol comprehensive plan.
2. The proposed project is consistent with the 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.

I would like to request a motion from the Board to approve findings 1-4.

Sam Seymour made a motion to approve. Michael McCabe seconded the motion.

All in Favor.

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Ayes 5, D. Crowley, J. Inda, M. McCabe, P. Miller, S. Seymour  
Nays 0

Motion carried.

Chairman Crowley: I would like to note that David Bowen who is the full-time chairman of the Planning Board has recused himself from voting. He is not here tonight but recused himself from voting due to being a neighbor in close proximity to the project.

I would like to request a motion to approve or deny the preliminary and final site plan approval application for the geothermal heat pump system well.

Sam Seymour made a motion to approve. Paul Miller seconded the motion.

Roll Call Vote

Daniel Crowley – Aye  
Jason Inda – Aye  
Michael McCabe – Aye  
Paul Miller – Aye  
Sam Seymour – Aye

Motion carried.

Chairman Crowley: Thank you for sitting through all of that.

Per town code you will need to obtain a building permit and start your project within six months 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 the board assistant to attend the next available board meeting to receive approval for an extension.

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

Any other comments from the Board? Okay. You are set. Thank you.

Belle Beachner: Thank you everyone.

**Other**

There was a question about whether we received feedback from David Bowen on the comprehensive plan discussion last month. It was shared that David had reviewed the notes and that they looked good. The board members will wait for further directions.

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Diane Graham shared that NYS added an annual training requirement for cybersecurity in addition to the two trainings we have been assigned.

Being no further business, Sam Seymour moved to adjourn the meeting. Michael McCabe seconded the motion. The motion was unanimously adopted, and the meeting was adjourned at 6:50 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Diane S. Graham".

Diane Scholtz Graham  
Board Assistant