

Town of Bristol Zoning Board of Appeals

10/17/23 Minutes DRAFT

Robert & Linda Green, 6557 County Rd. 32 Tax Map # 124.00-8-111

Area Variance of 2 acres to 1.5 acres

Members present: Marty Snyder Chairman, Steve Smiley, Mark Obbie, John Krebbeks, A.J.Magnan, Donna Beretta Secretary

Others present: Mr. Robert Green

Meeting opened with the Pledge of Allegiance, reviewed minutes of 9/19/23

Motion was made by Marty Snyder to approve the Minutes with corrections, 2nd by Steve Smiley. All members in favor of approval.

Mr. Snyder stated that the applicant before the Zoning Board tonight, is the Town of Bristol Supervisor. He then asked the Board, if they could be fair and impartial. All members stated yes.

The Greens are asking for a reduction in acreage of the primary residence, of 2 acres to 1.5 acres.

After reviewing the map. Chairman Snyder asked if another 0.50 acres could be added the north end of the proposed lot to avoid needing the varaince. Mr. Green stated that would be undesirable to him.

Mr. Greens reason for the variance, is it would leave a buffer zone between that property, and the property he owns and uses for farming. Mr.Green submitted a letter from the NYS Farm Bureau, the letter quantifies his reasoning.

Chairman Snyder opened the Public Hearing. With no public comment, the Public Hearing was closed.

Chairman Snyder read the SEQR form, all questions were answered NO, by all Board members.

A Motion was made motion was made by A.J. Magnan to accept a Negative Declaration to SEQR with a 2nd by Steve Smiley.

Chairman Snyder read the 5 question Criteria for the Variance.

Motion was made by Chairman Snyder, with a 2nd by Steve Smiley to grant an Area Variance to allow for the creation of a lot with an area of 1.5 acres, when the minimum lot size prescribed in Zoning for a lot with a single-family dwelling in the Agricultural-Conservation District is 2 acres. This proposed lot will be subdivided from what is currently 6557 County Road 32 (Tax Map 124.00-2-8.111).

This action will need further approval by the Bristol Planning Board for the subdivision of the current lot.

1. No undesirable change will be made to the neighborhood. The current use of land will remain unchanged.
2. The added buffer around the barn can be achieved by another method other than an Area Variance. However, the Area Variance, which allows for a smaller new lot for the existing house, will prevent sacrificing of farmland.
3. The requested Area Variance is a reduction of 25percent, which is not substantial. There are other lots that currently exist in the A-C District of a similar size.
4. The variance will not have an adverse effect on the physical or environmental conditions of the neighborhood. The Area Variance will allow for a greater buffer around the barn, and prevent sacrificing of farmland.
5. The difficulty is self created. But the purpose of the Area Variance is to allow for a greater buffer around the barn, and it will also prevent the sacrificing of farmland.

Roll Call Vote:

Snyder – Aye

Smiley – Aye

Krebbeks – Aye

Magnan – Aye

Obbie – Aye

Motion carried unanimously.

Respectfully submitted,

Donna Beretta

Zoning Board of Appeals Secretary