

**Town of Bristol**  
**Planning Board/ZBA Joint Meeting**  
**Minutes May 21, 2019**

*Future Dates of Interest and Activities*

*Next Joint Meeting of Planning and ZBA – June 18, 2019*

*Creating definitions and intent statements for all districts*

**Present:** Patti Giordano, Bob Stryker, Karen Ellmore and Secretary Sandra Riker.

ZBA Board: Marty Snyder, Jen Sanford, Steve Smiley, Donna Beretta, and John Krebbeks

Excused: Justin Steinbach

Others Present: Pilar McKay of Cornell Cooperative Extension

**Minutes:** The meeting minutes of May 6, 2019 were approved by Karen Ellmore with a second by Bob Stryker. Board polled as follows: Giordano aye, Stryker aye, Ellmore aye.

**Pilar McKay** spoke of potential agriculture for Bristol: Barley, Hemp, Hops, and harvesting honey. The use of hoop houses to provide a controlled environment is becoming more prevalent.

Produce farmers have been doing some exciting things, cut flowers/flora culture. New crop potential is Hemp. NYAG is releasing permits to farmers for Hemp. Harvesting would be for the hemp straw and seed requires a manual harvesting as the plants are too delicate to machine harvesting.

CBD oil is on the horizon here. Eagle Mountain is being considered as a place to manufacture CBD.

We should encourage public interest in the Agriculture activities in the community. Agra tourism is a good idea: Promote u-pick farms, theatre farms or maple weekend.

Protecting farm land like Finger Lakes Trust and Conservancy. Protect housing: Maria at Ontario county could come and speak with boards.

Infrastructure: Safe roads for tractors. Making wider lanes or pull off spots for tractors. Seneca County sheriff's dept. has a great presentation for road safety. Possibly have them come out to speak in the future.

**Planning and Zoning Joint Meeting:** All members present except Justin Steinbach who was excused.

Discussion of changing the time constraint in our minor subdivision regulations: *LIMITATIONS FOR MINOR SUBDIVISIONS Article V, Section 13 of Regulations for Minor Subdivision and Land Development for the Town of Bristol A minor subdivision may not be used to circumvent the procedures and requirements of Section 276 of Town Law, Article 11, Title II of the Public Health Law or other*

requirements of these regulations, and may be used once in **a three-year period** with regard to a parcel of land in the ownership of a single person or entity or a group of persons or entities on the effective date of these regulations. No more than three lots, including the parent parcel, may be divided using the minor subdivision procedure by any owner or successor in interest of any parcel. A parcel of land shall constitute a major subdivision upon the sale, rental, or offer for sale or lease of the fourth lot, and at this time the provisions of Regulations for Major Subdivision and Land Development of the Town of Bristol shall apply to all such parcels.- Suggestion was made to make this a 10 year period.

### **District Use descriptions discussed**

Change LI language moving forward.

- The district should encompass whole parcels not just a portion of one i.e.: L-I district corner of Buckelew and State Rte. 20A.
- Creating different tiers to allow more uses including the continuation and expansions of existing residential uses
- The intent statement written at the head of the district description needs to provide a guideline if the ZBA is to be given the latitude to make determination of a use or business not specifically listed or mentioned in the chapter
- Medium density residential – Remove Mobile home park.
- MH (Mobile Home District should remain a stand-alone district
- A-C, L-R, M-R, and C-B need to be looked at

Meeting adjourned. Motion by Jennifer Sanford. Second Donna Beretta.