

Town of Bristol

Planning Board Minutes December 2, 2019

Present: Joann Rogers, Patti Giordano, Bob Stryker, Justin Steinbach, Karen Ellmore, and Secretary Sandra Riker

Others present: Janet Green

Minutes: The meeting minutes of October 7 were approved by Karen Ellmore with a second by Justin Steinbach after a minor spelling change was made. Board polled: Rogers aye, Stryker aye, Giordano abstained.

Joseph & Janet Green Parcel Combination:

A map showing the proposed parcel combination was drawn by Freeland-Parinello of Canandaigua, New York. The parcels being combined were 110.00-1-45.100 being 76.839 acres and 109.12-1-18.000 being 8.231 to create one parcel being 85.069 acres in total. The smaller parcel if not combined would be a landlocked parcel.

A legal notice was posted to the Messenger Post Newspaper on November 26th advertising the public hearing for this meeting. The public hearing was opened by the Chair. There was no public comment and the Board's only comments were with regard to buildings on the parcels being combined. Janet Green said there are none on the small parcel and the Footer Road house is on the large parcel but a distance away from the parcel combination being requested. The public hearing was then closed.

A motion was made by Bob Stryker with a second by Patti Giordano for the Planning Board of the Town of Bristol to approve the parcel combination of 109.12-1-18.000 and 110.00-1-45.100 of lands belonging to Joseph and Janet Green of 3898 Footer Road.

The following suggestion was made by Chris Jensen (CEO):

Proposed Addition to: town of Bristol Code-Article Six-Provisions Applicable to all Districts:

1. Except as otherwise stated in Town Code, a nine-hundred-square-foot accessory building shall be allowed on vacant lots with no primary building or use and may be used for storage of materials, equipment, and other personal property. Such accessory building shall be subject to the setback and height requirements contained in the Zoning Schedule for the underlying zoning district.
2. Accessory buildings shall not be used as habitable space.
3. Detached accessory buildings with a building footprint of less than 1,000 square feet shall not exceed 16 feet in height.
4. Detached accessory buildings with a building footprint of 1,000 square feet or greater shall not exceed 22 feet in height.

The Board had some questions and concerns as how this is written.

- Definitions now included in our Regulations for:
 - Accessory building. A detached building on the same lot with and of a nature customarily incidental and subordinate to the principal structure.
 - Building. A structure wholly or partially enclosed within exterior walls, or within exterior and party walls, and a roof, affording shelter to persons, animals, or property.
 - Building, Principal. A building in which is conducted the main or principal use of the lot on which said building is situated.
 - Storage. Any place designated for, intended for, or used for the keeping, warehousing, putting aside, safekeeping or accumulating of things or materials.

Raises the questions is accessory building the right choice for the first statement?

Other possible choices could be:

- Structure, Principal. A structure in which is conducted the principal use of the lot on which it is located.
- Building, Principal. A building in which the primary use of the lot on which the building is located is conducted.

FLOOR AREA, HABITABLE

- The horizontal area of any floor of a building designed and intended for living purposes, which includes working, sleeping, eating, cooking or recreation or combination thereof. A floor used only for storage purposes is not a "habitable floor."

The Board questioned why the difference in square footage between statements 1 and 3 and 4. Statements 3 and 4 refers to 1,000 square feet as the breaking point to accommodate for trusses and support of a snow load.

Statement 1 sets a limit of a building the size of 30' x 30' as allowed on a vacant parcel.

The Board asked for clarification and reworking the statement and will take a look at them again at the next meeting.

Other Business:

Patti suggested the best way to handle the Board's work load for next year would be to create a second meeting night for the ZBA and PB to continue reviewing and restructuring the current zoning regulations. The Secretary said that the project with General Code 360 is at the point they will be providing us with our zoning in a format used by most towns, villages and cities throughout the country for our review and input. This document will be provided by them sometime between February and April of 2020 so additional meetings should be reserved for that time frame.

Appointments and Reappointments for Board members: The Planning Board recommends the appointment of Karen Ellmore as Chair to the Planning Board and Justin Steinbach to continue on the Board with a term expiring in 2025.

Code Office:

- 3 new permits total valuation of \$147.95
- 7 certificates of compliance issued
- 1 certificate of Occupancy issued for 6582 County Road 32
- 6 inspections completed by Chris Jensen (CEO)
- Violations-Baptist Hill a report of activity will be provided by the violator to the Court on Dec. 11th and a hearing date of Dec. 18th.

Respectfully submitted,

Sandra Riker

Secretary to Planning and ZBA Boards

Minutes of December 2, 2019 were reviewed and approved with a motion by Patti Giordano with a second by Justin Steinbach. All Board members agreed.