

Town of Bristol
ZBA
October 22, 2019

Present: Marty Snyder, Jen Sanford, Steve Smiley, Donna Beretta, John Krebbeks and Sandra Riker

Others Present: Harry Pratt, Mike Koelsch, Bruce Kennedy, Chris Schaffer, and Bella Powers

Pratt Use Variance:

Marty Snyder, Chair of the ZBA spoke to all in attendance that tonight's meeting would be informational only as the ZBA can not make a formal decision on the application until after the County Planning Board reviewed the application and provided comment. Their meeting will be on November 13th so comments should be provided in time for the November meeting of the ZBA.

The Chair asked Mr. Pratt to provide the Board with a description of his project intended for the lands purchased by him under parcel # 124.00-2-41.230 located at the corner of Dugway Road and County Road 32. Mr. Pratt said he would like to build a 30' x 66' accessory building to be used by him as a woodworking shop, storage building, ¾ bath and small office. The building will be insulated, constructed to building codes by Finger Lakes Construction with a septic system designed by Bill Grove, P.E. He wished to make it clear it is not his intent to have this be a commercial building but only for his own use.

A determination was made by the Code Officer, Chris Jensen "as there is no principal structure on the parcel for the accessory structure to be subordinate or incidental to, a use variance is required." Therefore, Mr. Pratt is applying for a Use Variance to construct a 1980 sq. ft. accessory structure with water, electric, and wastewater services upon a vacant parcel.

Chairman Snyder advised Mr. Pratt that a Use Variance requires 4 questions to be answered in order to obtain such a Variance. They are:

1. The applicant cannot realize a reasonable financial return on the property in question unless the variance is granted as shown by competent financial evidence. The lack of financial return must be substantial.
2. The alleged hardship relating to the property is unique.
3. The granting of a Use Variance will not alter the essential character of the zoning district or neighborhood.
4. The alleged hardship has been self-created. ___ Yes or ___ No

Neighbors Koelsch and Kennedy both advised the Board they look forward to having Harry as their neighbor and approve of his use of the building he wishes to put up. Mr. Pratt said he had letters from Cathy & Mike McGuire and Steve Pappano as well approving of his choice in using his new land.

The Chair thanked everyone for their comments and said a public hearing would be held at the November 19th meeting of the ZBA and they were welcome to come back to speak formally at that time.

He went on to share with Mr. Pratt and the Board he had found bullet points regarding Use Variances that he would share with all of them via email prior to the next meeting.

Minutes: The minutes from September 17th were reviewed by the Board. A motion was made by Steve Smiley with a second by John Krebbeks to accept the minutes as written. Jen Sanford abstained.

A motion was made by Marty Snyder with a second by Steve Smiley to close the meeting for this evening.

Respectfully submitted,

Sandra Riker

Secretary to
Town of Bristol
Zoning Board of Appeals