

Town of Bristol
Zoning Board of Appeals
February 15, 2022

Meeting Conducted via Zoom-

Present: Marty Snyder, Steve Smiley, Donna Beretta, and Secretary Sandra Riker acting as Alternate

Others Present: Tom and Mary Ellen Ecker, Carlos, Torres, Nathan Vander Wal, and Karen Ellmore

Minutes of December 21, 2021 will be reviewed at the next meeting.

Area Variances for two parcels owned by Tom and Mary Ellen Eckert at 4963 Morrow Hill Road: They are requesting two variances for the above parcel so it can be divided into two lots. They are requesting to divide the parcel with 248.28' of road frontage into Lot 1 of 168.26' and Lot 2 of 80.2' where a single-family parcel requires a minimum of 200'. This would require a 31.74' (16%) variance for Lot 1 and 119.98' (60%) variance for Lot 2. The frontage was determined by measuring to the center line of the road.

Chairman Snyder opened the public hearing so all could be discussed. He advised them that the frontage needs to be determined at the edge of the front lot line at the R.O.W for the Board to have the proper measurements for the Area Variance. He went on to say he looked at the survey map done by Roy Garfinkel of BME Associates created in 2018 which indicated that there was 231.70' of frontage for the entire parcel and compared to the survey map also drawn by Mr. Garfinkel in 2021 which indicated a total of 233.70' of frontage this creates a discrepancy of 2' and a total of 15' from the number requested on the area variances. The Board continue their discussion about not enough frontage is being allowed for Lot 2 to allow for the proximity of the existing drive on Lot 2 to the centerline of the gully.

Chairman Snyder visited the site this afternoon and took pictures showing the edge of the drive on Lot 2 eroding and expressed his concern that this will create further problems if not taken into consideration. The applicants asked if the Board could provide what is required for a minimum width for a driveway and while we did not have the information in front the Secretary said it could be found in Chapter 350 of the Towns Regulations in a document called Design Standards. The Board said a driveway must be wide enough for emergency vehicles to get to the residence on the parcel being created.

After further discussion with the applicants and their attorney the Board came to the following requirements for additional information to be provided:

1. A map showing the actual measurements at the front property line where it meets the R.O.W.
2. The map will include showing the required 10' distance from the property line where Lot1 and Lot 2 come together.
3. The frontage for Lot 2 should be wide enough to accommodate for emergency vehicles and of stable construction.
4. The Code Officer requested to have 70' flag lot from the map provided.

A motion was made by Marty Snyder the public hearing will remain open until the applicant can provide the additional information. At that time SEQRA will also be addressed. This was seconded by Steve Smiley. The Board was polled as follows: Beretta aye, Smiley aye, Snyder aye, and Alternate Sandra Riker aye.

Other Business: None

Code Report: 2 new permits-one being a new single-family home to be built on Oakmount Road.

2 c of c issued and 12 inspections for the month of January.

A motion to adjourn the meeting was made by Steve Smiley and agreed by all present.

Respectfully submitted,

Sandra Riker

Town of Bristol

Planning and ZBA Secretary

The minutes of February 15, 2022 were approved with corrections with a motion by Donna Beretta and a second by Steve Smiley at the March 15, 2022 meeting. A. J. abstained from this vote. All that were present agreed.