

Town of Bristol
Zoning Board of Appeals
December 21, 2021

Meeting Conducted via Zoom-

Present: Marty Snyder, Steve Smiley, AJ Magnan, Donna Beretta, John Krebbeks, and Secretary Sandra Riker

Others Present: None

Minutes of July 20, 2021 were approved with a motion made by Steve Smiley, and a second by AJ Magnan. All members approved.

Draft Short-Term Rental from Ordinance Committee:

- Definition of Owner should require residence requirement for the Town of Bristol.
- ? was raised "What triggers the less than 30-day rental?"
- Group felt Definition of Use with Criteria was confusing; why should the Short-Term Rental ordinance have precedent over the Municipal Code?
- Definitions should be added for Property Management Company and Rental Platform, example VRBO and Air B & B are rental platform and Property Management Company would be local agency such as Finger Lakes Premier.
- Under Use with Criteria # 5 should be added-CEO does inspection prior to signing off on the application to ensure home is a safe, sanitary occupiable structure
- Owner of the home should provide the Town with a Certificate of Insurance
- With regard to Fees-there should be an upfront cost for the permit application and the renewal fees should be on a yearly basis being both reasonable but substantial
- Under G. Violations are mentioned but needs to have penalties and fines associated with it

The ZBA would like to have the Ordinance Committee review the comments made by both the ZBA and the Planning Board and revise the draft short term ordinance before all 3 Boards (including the Town Board) have another chance to review the draft document.

Review for comment prior to requesting a Local Law to make certain changes to the written Code on Ecode 360/BR4013:

- Under Accessory Structures in the Schedule of Lot Size, Building Size, and Setbacks-
 - A-C district: Rear setbacks should be 50' and side setbacks should be 25' as established in the Town's Regulations
 - C-B district: Motor Vehicle Service Stations-Accessory structure should be 30' front, 25' rear and 25' side

A motion was made by AJ Magnan with a second by John Krebbeks to make the above changes in the online version at Ecode 360/BR4013 to make it consist with the 2011 Town Regulations.

Comment of proposed change to Qualified Abandon definition to reflect the changes mad to NYS Highway Law 205:

As written in Town Regulations-

Qualified Abandonment-A highway on which the maintenance has been discontinued for reasons of lack of use as a highway, but the public right-of-way still remains. **Said highway can be gated by property owner(s) but cannot be locked.** (For specifics, refer to § 205 of the Highway Law.)

Agreed it should be changed to be consistent with the NYS Highway Law.

Other Business:

A motion was made by Steve Smiley with a second by John Krebbeks that the Town Board should consider for the ZBA Chair to be Marty Snyder for 2022 and Donna Beretta to continue on the ZBA Board for another term. Both graciously agreed they would like to do this. All Board members approved.

A motion was made by AJ Magnan with a second by Steve Smiley to adjourn the December 21, 2021 meeting.

Respectfully submitted,

Sandra Riker

Town of Bristol

Planning and ZBA Secretary

The minutes of December 21, 2022 had correction made with a motion by A. J. Magnan and a second by John Krebbeks at the March 15, 2022 meeting. All Board members agreed.