

Town of Bristol
Zoning Board of Appeals
March 12, 2013

Members Present: Chairman Steve Smiley, Mary Costa, Patti Giordano, Marty Snyder, and Secretary Sandra Riker
Excused: Jennifer Sanford

Minutes: The minutes of February 12, 2013 were approved as written with a motion by Patti Giordano and a second by Steve Smiley. All Board members agreed.

Online Training from New York Planning Federation:

The ZBA group watched online video training regarding Comprehensive Plans, and Zoning Basics.

Comprehensive Plan:

- To establish a community vision
- To ensure economic stability
- To coordinate growth and development
- To protect valuable natural resources
- To give direction to other government agencies
- To backup land use tools

It should be updated on a scheduled basis:

- Every 10 years
- If the original objectives are no longer valid
- If there is significant changes in the community
- If important natural resources are not being protected
- If land use regulations are inconsistent with the current comprehensive plan

Zoning Basics:

- Communities with zoning must have a comprehensive plan as well
- Zoning should encourage the most appropriate use for the land
- Should accomplish legitimate public objectives
- Should create an efficient and balanced pattern of land development

Zoning districts:

- Should be defined and standards provided for each
- Zoning map shows where the districts are located

Uses for districts:

- As of Right uses
- Special Use permits
- Accessory Uses

Special Use permits vs. Site Plans

- Special Use permit is part of the zoning laws while the site plan is not

- SUP considers whether a particular use meets the established criteria for that use: site plan consider whether the site can support the proposed use and its structures
- SUP require a public hearing; Site plan does not unless it is being reviewed by the ZBA

Special Use permits vs. Use Variance:

- SUP is for an use allowed in zoning: Use Variance is required for a Use not allowed in zoning
- SUP is listed as permissible subject to additional requirements: Use Variance is not listed as an allowed use in the district

Special Use Permits

- Should be in harmony with zoning and local laws
- Should not cause an adverse impact on the neighborhood if requirements are met
- It is a tool to provide flexibility in the zoning laws

These are a few of the points presented in the training videos. It is the ZBA's opinion that if changes are made to the zoning regulations that they should have some input before they are finalized to determine if the changes are reasonable and can be interpreted by the ZBA and the Code Enforcement Office.

There are additional online training videos with regard to Special Use Permits VS Site Plan Review, Changes to the EAF, and Case law updates. The secretary will try to get these for a future meeting for the Board. With regard to changes in the EAF the secretary attended a building conference with the CEO where the CEOs were told there would be an additional 6 hour training requirement with regard to the changes in the EAF.

The meeting was then adjourned with a motion by Marty Snyder and a second by Steve Smiley.

Respectfully submitted,

Sandra Riker

Town of Bristol Zoning Board of Appeals
Secretary

These minutes were approved on April 9, 2013 with a motion by Marty Snyder and a second by Mary Costa. All Board members present agreed.