

Town of Bristol
6740 County Road 32
Canandaigua, NY 14424
Joint Meeting of ZBA & Planning Board
September 20, 2022

Present:

ZBA: Martin Snyder (chair), John Krebbeks, Stephen Smiley, Donna Beretta.
Planning Board: Karen Ellmore(chair), Joann Rogers, Patti Giordano
Code & Zoning Officer Chris Jensen, Supervisor Bob Green, Jr., Town Clerk Karen Maczynski.

Absent: AJ Magnan (ZBA), Justin Steinbach (Plan Brd), Robert Stryker (Plan Brd)

Meeting called to order at 7 PM by Mr. Martin Snyder followed by Pledge of Allegiance to the US Flag.

I. Calendar

Mr. Jensen presented the preliminary 2022-2023 Board Calendar. The calendar defines dates (deadlines) associated with an application and internal review for zoning law determination and subsequent board review and approvals. Planning Board meetings will be held on the 4th Tuesday of the month and ZBA meetings will continue to be held on the 3rd Tuesday of the month. Mrs. Beretta will update the calendar for Town Board approval.

II. NYS Open Meetings Law - Communications

Mr. Jensen discussed the need to confine discussion concerning open applications before the boards, to public meetings and not email. Board members should not participate in group emails. Questions from board members should be directed to the code/zoning clerk, Mrs. Beretta, who will direct the question as needed and relay a response. Applicants may not directly discuss their application with board members outside of scheduled public meetings.

III. Accessory Dwelling Units

New code was reviewed by boards.
Changes to grammar and 800 ft² was changed to 600 ft² of habitable space.
The boards agreed the new Accessory Dwelling Units code was ready for review by Town Board and adoption. Mr. Jensen will forward corrected code to Town Clerk for Town Board and Town Attorney review.

IV. Short Term Rentals

Board discussion concerning proliferation of property that has become short term rental and complaints of excessive noise and traffic around these homes. Mr. Jensen discussed the limitations to establishing regulation or permitting of short-term rental of single-family homes. Discussion concerning permitting.

Discussion of cost of creating a new permit and ongoing cost. Permit would become a register of property used as rental.

V. Application Process - Zoning Law Determinations

Mr. Jensen discussed the applicant package will not be released until complete and the zoning law determination has been written and filed with the Town Clerk's office. The boards will see only completed packages; with accompanying zoning law determination document, outlining the path to completion, along with the mandatory public notice requirement met.

VI. Battery Storage/RV

Mr. Jensen reviewed the current NYS Code concerning Energy Storage Systems. The systems would be permitted in Commercial or Industrial zoned parts of town. The detail of installation has been covered in the NYS code. The boards would be concerned with setbacks and screening issues on new applications.

modification

Recreational Vehicle Usage & Camping.

Reviewed proposed new/replacement code for Section 350-25.

Removed number 'one' before *tent* and added pluralization to *tent(s) RV(s) or pop-up(s)* with a limit of 5 tents, RV's or pop-ups for not more than 7 days. Mr. Jensen to revise code and prepare for Town Board review.

VII. Ordinance Committee

Will be meeting in the future as needed.

Respectfully submitted,
Karen Maczynski
Town clerk

Mr. Jensen revision to Recreational Usage & Camping is as follows:

350-25 Recreational Vehicle Usage & Camping

A. Recreational vehicles (RV) may be stored on the premises of the owner or occupant of a residential structure, provided that it has an up-to-date registration and inspection, and is stored upon a durable approved paved or gravel surface/driveway. At no time is a recreational vehicle to be utilized as living space upon the owner's parcel for a period of more than seven (7) days without a permit. At no time is a recreational vehicle to be stored upon a vacant parcel without a primary structure and use.

B. After a permit is obtained from the Town, a parcel owner is allowed to utilize tents, recreational vehicles, and/or pop-ups for a period not to exceed 90 days in a calendar year. To obtain permit, applicant must detail provisions for sanitation (source of potable water and method of sewage disposal). Parcel must be a minimum of 5 acres in area. Tent, RV, pop-up or other such temporary camping facilities shall not be visible from public right-of-way and/or any adjacent residential dwelling. There must be an approved driveway entrance from the public right-of-way and approved driveway sufficient to provide emergency apparatus access to camping location.

Meeting minutes of September 20, 2022 were approved at the Planning Board meeting on October 3, 2022.