

Town of Bristol
Planning Board
Zoning Board of Appeals
Minutes February 6, 2017

Present: Patti Giordano, , Bob Drayn, Bob Stryker, Bob Raeman, Marty Snyder, Donna Beretta, Steve Smiley, John Krebbeks and Secretary Sandra Riker
Joann Rogers excused, Jen Sanford excused

Others Present: Fran Morgante, Lynn Cronise

Minutes: The joint meeting minutes of January 10 were approved Bob Raeman and a second by Steve Smiley after corrections were made. All Board members approved.

Continued Review of Draft Solar Energy permitting process and draft law:

The following changes were made:

Section 1 Authority zoning perimeters will be changed to “zoning parameters”

Section 2 Purpose & Intent all wording will be consistent in formatting

Section 3 Definitions

Accessory Building and Accessory Use will be removed

Solar Panel will be changed to reflect #111 from our current zoning regulations

Large Scale Solar Energy System will have similar wording to Small Scale Solar Energy System

Qualified Solar Installer was reworded and approved by the CEO

Section 4 is changed from Applicability to the Title for Small Scale Energy Systems and applicability and permitting process for small scale is listed under that section.

Section 5 Large Scale Solar System with applicability and permitting for large scale listed under that section.

Under 5 A- it should read Local Law shall apply to all solar energy systems modified or installed after the effective date of this Ordinance.

Under 5B-2 it should read Drawings not blueprints

Under 5B-5a- it should read In the event that the owner or lease of any facility ceases for a period of 6 months to use or operate the said facility, then in that event, such facility shall be dismantled and removed from the site and the site shall be restored to its natural state by the owner. Failure to dismantle and remove a facility and restore the site to its natural state within (30) thirty days after said facility has been declared abandoned by the Town Board will result in forfeiture of said Letter of Credit, cash bond, or surety posted by said owner of lease of said facility. If a website has been established to monitor the activity of the array it shall be provided to the Code Enforcement Office to prove the ongoing operation of the facility. If there is no monitoring system the CEO may request proof of operation from the owner.

Section 6 –Appeals reads-If an individual is found to be in violation of the provisions of this Ordinance for either Small or Large Scale Solar Energy Systems, appeals should be made in

accordance with the established procedures of the Town of Bristol code under Article 20 Violations and Penalties.

Section 7 now refers to the NYS Unified Permit for Roof Mounted Small Scale Residential and Commercial Solar Electric.

Section 8 Transfer of Ownership has been added and reads as follows: If there is a transfer of ownership of the solar array or its lease the new owners will comply with all original conditions as well as being responsible for bringing the solar array current with code requirements in place at the time of sale or lease transfer.

Section 9 Severability

Section 10 Effective Date

Code Report was shared with the Boards by the Secretary.

Meeting was adjourned with a motion by Bob Drayn with a second by John Krebbeks.

Respectfully submitted,

Sandra Riker

Town of Bristol Planning and ZBA Secretary

The minutes of February 6, 2017 were approved on February 21st with revision to attendants to the meeting with a motion by Bob Raeman and a second by Steve Smiley. All members present agreed.