

Town of Bristol  
Planning Board  
Minutes April 3, 2017

**Present:** Patti Giordano, Bob Drayn, Bob Stryker, Joann Rogers, Bob Raeman and Secretary Sandra Riker

**Others Present:** Fran Morgante and Lynn Cronise

**Minutes:** The joint meeting minutes of March 6th were approved by Bob Drayn and a second by Bob Stryker. All Board members approved.

**Dirning extension of subdivision application:**

On March 21<sup>st</sup> Ms. Dirning sent a letter to the Planning Board requesting an extension of 90 days to file the paperwork necessary to reflect the easement between her Grandmother Mildred Toneison and the Davenports providing them access to their parcel on County Road 2. The Attorneys for all involved have now drawn up the easement document to be filed at the Ontario County Clerk's office and Venezia Associates to show the easement granted on a revised minor subdivision map for the sale of lands by Dirning to Andrew Rogers.

A motion was made by Patti Giordano with a second by Bob Drayn to accept the request for the 90 day extension to complete the revised map showing the easement provided to the Davenports. The Board voted as follows: Raeman aye, Stryker aye, Drayn aye, Giordano aye and Rogers asked to be recused because she is related to Andrew Rogers, buyer of the Dirning lands.

**Proposed Amendment reflecting changes to the 2011 zoning regulations:** The secretary provided the Board with a revised copy of the current zoning regulations indicating in bold, italics and underlined changes that have been discussed by the Planning Board from 2012 through 2014. Some of which have been approved by both the County Planning Board and the Town Board but no final action has been taken to get the changes formalized. She asked that the Planning Board review them to make sure that is how they want them to read. Chairwoman Giordano suggested that the Secretary provide these changes to the Town Board and ZBA for their review as well. The Secretary said she would do this and suggested after all Boards had a couple of months to review that a joint meeting of all three boards be held so the process could continue and eventually the changes could be approved and made part of the current zoning regulations.

**Home Occupation:** Chairwoman Giordano is asking for specific direction regarding changes to the current definition of home occupation. She said that when the 2007 Comprehensive Plan was compiled that group talked about making changes to expand the way for more home occupations. She cited specifically Section 5 and 6 reflecting the need to increase the need for low-impact businesses while being complimentary to the protection of Bristol and neighboring town's environments, encouraging the use of homes for bed & breakfasts and inns, and clearing codes to allow more home based businesses. These actions were suggested but have not been followed up on.

Her question to the Board is: What does the Town Board want to see preserved and suggestion as to how they want the Planning Board to facilitate these changes. What are we trying to accomplish? Should the list of home occupations be expanded in the various districts as allowed uses or requiring a special use permit to operate such businesses? She would like a written directive from the Town Board similar to the one provided for solar energy.

The Planning Board will also be looking to the ZBA for their input with any changes made to the zoning regulations.

CEO report: The Secretary can provide a copy of the CEO report at the Board meetings for each Board member.

A motion was made by Bob Raeman with a second by Bob Stryker to adjourn the meeting.

Respectfully submitted,

*Sandra Riker*

Town of Bristol

Planning and ZBA Secretary

The above minutes were approved with a motion by Bob Raeman and a second by Bob Drayn on May5, 2017. All Board members present approved.