

Town of Bristol
Zoning Board of Appeals
Minutes of January 9, 2018

Present: Marty Snyder, Jen Sanford, John Krebbeks, Donna Beretta, Steve Smiley and Sandra Riker, Secretary

Others Present: None

Minutes: The minutes of December 4, 2017 were reviewed and approved with a motion by Steve Smiley and a second by Jen Sanford. All Board members agreed. The minutes of December 12, 2017 were reviewed with a motion made by Jen Sanford with a second by John Krebbeks and were approved. All Board members agreed

Continued Discussion regarding definition of Building Height: Chairman Snyder said the fire department chief has provided that they have no concern about the height requirement for a single family residence being increased to 35'. The response from the Planning Board Chair was the same. The Code Officer said he had no problem with 35' but thought there should be no variances allowed beyond that number. {However, an applicant cannot be denied the opportunity to apply for a variance and if it should be determined to be reasonable the "ZBA shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community" per Town Law section 267-b, permitted action by board of appeals.}

The Board looked at the Town of Perinton's definition of the height of a building which reads "the vertical distance measured from the elevation of the average finished grade to the highest point of the roof. The average finished grade is determined by drawing a rectangle around the footprint of the structure, identifying the midpoints of each side, and finding the average elevation of the four midpoints." The question was raised how would this work with the many properties that have steep slopes to contend with. Steve Smiley suggested that we take the average of 3 sides to find the height. John Krebbeks agreed to come in and review the site drawings from both the Richman and the Phillips application using both methods to determine what the results would be. It was agreed that the Board will continue this discussion at the next meeting.

Replacement of a manufactured mobile home not located in a designated manufactured mobile home park:

The Secretary advised Board she had taken a phone call in the Code Office with regard to a property owner on Lee Road wishing to replace their older single wide home with a newer double wide unit, having reviewed Article Fourteen in current zoning regulations what the steps required to meet are confusing and referred them to the Code Officer who in turn referred to the ZBA Chair for interpretation. The secretary will provide before the next zba meeting a copy of the James Coon Local Government Technical Series on Municipal Regulation of Mobile Homes to help the Board make a determination and provide possible suggestions to the Planning Board how this section of zoning regulations can be cleaned up. I will provide you an email from Bill Kenyon from Aug. 2012 with regard to mobile home replacement and article 14, along with comments from Nate Harvey and Ontario County Planning Board from 2012 & 2013, in an effort to clean up this section of zoning.

A motion to adjourn was made by Steve Smiley with a second by Jen Sanford. All Board members agreed.

Respectfully submitted,

Sandra Riker

Town of Bristol

Planning and ZBA Secretary

The minutes of January 9, 2018 were approved with a motion by Marty Snyder and a second by Steve Smiley.
All Board members agreed.