

Town of Bristol  
Zoning Board of Appeals  
Minutes of February 13, 2018

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

Excused: John Krebbeks

**Others Present:** None

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

**Building Height:** After continued discussion and looking at definitions from several of the other towns in Ontario County and the town of Perinton from Monroe County a motion was made by Marty Snyder with a second by Jen Sanford the following definition will be the recommendation of the ZBA Board to the Planning Board for inclusion of updated definitions:

**Building Height:**

**Building height shall be determined by calculating the average of the vertical distances from both:**

1. The *lowest* point of elevation where the finished grade touches the structure, to the highest point of the roof
2. The *highest* point of elevation where the finished grade touches the structure, to the highest point of the roof

Article 14 –Manufactured/Mobile Home not located in a designated mobile home park: The ZBA Board agrees they find the way the regulations are written very confusing. Before suggesting any changes the Board would like to reach out to Maria Rudzinski and Dept. of State/local government for clarification of information presented at a seminar in Yates County regarding a town’s right to suggest a restriction of size required for a manufactured/mobile home residence. Sandra Riker said she would contact both sources for information.

Definitions- The Town of Canandaigua has for a Watercourse or Stream Bed-A permanent or intermittent stream or other body of water, either natural or manmade which gathers or carries surface water.

Easement-from the Town of Canandaigua is: **1-17{125} EASEMENT**

A right-of-way granted for limited use of private land for a public or quasi-public purpose

Right of Way-from the Town of Canandaigua: **RIGHT-OF-WAY**

[Added 7-25-2005 by L.L. No. 7-2005]

**A.**

**PRIVATE RIGHT-OF-WAY**

Land owned by a nonpublic agency or organization and occupied or intended to be occupied by transmission mains, gas pipe lines, rails or other special uses.

B.

**PUBLIC RIGHT-OF-WAY**

Land owned by public agencies for use as a street or other public purposes.

**RIGHT-OF-WAY OR HIGHWAY LINE**

The line, present or proposed, which is the joint boundary line between a lot and the street or highway right-of-way.

[17]

Hydrological Features-The Board agreed they would like to see the updated version done by County Mapping in 2016 to be included in the revised version of the zoning regulations.

Article Six – Section II-No structure shall be built within twenty five (25) feet of the bed of a stream carrying water on an average of six (6) months of the year, or on land subject to periodic overflow. The Board feels this distance should be increased.

Accessory structure on a parcel without a principle residence is allowed in our zoning, where is this written and is it true.

We will continue working on definitions and mobile/manufactured homes not located in a designated park.

Motion to adjourn the meeting was made by Marty Snyder with a second by Donna Beretta.

Respectfully submitted,  
Sandra Riker  
Town of Bristol  
ZBA and Planning Board Secretary

Approved with a motion by Marty Snyder and a second by Steve Smiley. All present approved.