

Town of Bristol
Zoning Board of Appeals
July 10, 2018

Members Present: Marty Snyder, Steve Smiley, Donna Beretta, John Krebbeks, and Sandra Riker

Excused: Jen Sanford

Minutes: The minutes of March 13th were approved with a motion made by Marty Snyder and a second from John Krebbeks. All Board members present agreed.

Review and Comment on Chapters 3 & 4 of the draft comprehensive plan: The overall sentiment from the Board is that too many goals have been proposed in the draft. While there are a lot of great ideas, it will be a significant challenge to successfully meet all the goals, given our limited Town resources.

It was suggested to prioritize by narrowing down the number of goals. A smaller number of goals would allow for a better chance to successfully implement each one.

Make sure any references to potential partners are correctly identified.

One comment regarding the "new vision statement under 3.1 is they preferred the old vision statement and questioned the need for change.

Housing 3.2.7 (H)

Objectives B. and C. the word provide is not appropriate perhaps drop the provide information and start with help support.

4.0 moving forward- The potential partners should be reviewed.

INF-B 5 should be expanded and perhaps use stronger language. And connect with ENR-B-11-A if a feasibility study is to be suggested it should be for the expansion of public water in the town. The need is obvious by the number of residents that use the water filling station located at the Town Garage. Work with the Town Engineers (MRB) to determine what it would cost to expand areas where water could be added. This should be a short, long and ongoing project that needs to be reevaluated periodically. What triggers are there for state funding or assistance?

Other Business:

Lot on Rte. 64 with access from Dugway Road and State Rte. 64: The Board all agreed that there is a problem with the way the zoning chart on page 34 of the current zoning regulations is written. Specifically in the A-C requirements in the chart it is written there is a minimum requirement of 200' of frontage at the building lot line this is noted with three *** and refers to a note at the bottom of the page that states: *** A minimum of sixty-six foot (66') road frontage is required to access any lot. It was noted that the Board could find no other mention in the current zoning regulations that refer to a lot needing a minimum of 200' of frontage at the road and only the statement saying 66' of road frontage is required for access to any lot.

In this particular case of the 2.1 acre parcel a variance would not be necessary even if the road frontage on Route 64 South is only 150' +/- but the applicant may need a variance for the setbacks at the building site in regard to the 200' of road frontage that is required there. They also suggested that the State DOT be contacted on whether a driveway would be allowed on the parcel and where its placement would be appropriate. A comment was made that the applicant should contact a licensed engineer with regard to

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the placement of the dwelling as there is a challenge with regard to the contour of the land as well and their application with regard to the SEQRA statement that is a State Mandated document to be included with all zoning applications regarding land.

Future Business: Take another look at the mobile home regulations in article 14 of the current zoning regulations.

A motion was made by John Krebbeks to adjourn the meeting.

Respectfully submitted,

Sandra Riker
Town of Bristol ZBA Secretary

September 11, 2018 the minutes of July 10, 2018 were accepted as written with a motion by Steve Smiley with a second by Donna Beretta. All members agreed.