

**Town of Bristol**  
**Planning Board/ZBA Joint Meeting**  
**Minutes June 18, 2019**

*Future Dates of Interest and Activities*

*ZBA-Area Variance*

*Next Joint Meeting of Planning and ZBA -July 16, 2019*

*Creating definitions and intent statements for all districts*

**Present:** Patti Giordano, Bob Stryker, Karen Ellmore, Joann Rogers, Justin Steinbach and Secretary Sandra Riker.

ZBA Board: Marty Snyder, Jen Sanford, Steve Smiley, Donna Beretta, and John Krebbeks

**Minutes:** The meeting minutes of May 6, 2019 were approved by Karen Ellmore with a second by Bob Stryker. Board polled as follows: Giordano aye, Stryker aye, Ellmore aye.

**Walker Parcel Combination:**

Application needs numbers reversed. Map needs to have solid lines changed to dash lines around parcel to be combined. Also correct the line hooks. Check on the abandoned road.

Motion by Joann and second by Karen to table until corrections are made as requested by the Planning Board.

Planning Board Meeting adjourned with motion by Joann Rogers and Second by Karen Ellmore.

**ZBA-Special Use Permit:**

Steve Smiley of the ZBA is recusing himself from the ZBA for this meeting so he can present his application to install a Tower-Private Use Facility not to exceed 60 feet for the installation of a non-dish type antenna for amateur radio use on his property. Chairman Snyder asked if the Board had any problem with being able to provide a fair and impartial decision, Board members-Snyder, Beretta, Krebbeks, and Sanford said they would be able to do that.

Public Hearing was opened with no comment from the public present so it was closed.

SEQRA was reviewed and a motion to declare a Negative Declaration was made by Jen Sanford with a second by Donna Beretta.

Therefore, a motion was made by Marty Snyder that the ZBA will grant to Stephen Smiley of 5222 Lower Egypt Road a Special Use Permit for a Tower-Private Use Facility as defined in definition #126 of the current zoning regulations, "an antenna, tower, structure or device which emits or receives amateur radio or citizens' band spectrums only, or which may receive any portion of a radio spectrum,

provided that said use is not used for commercial purposes” and per the Local Law 1 of 2007 regarding towers, windmills, etc. that states the tower will be 60’ or less in height and will support a non-dish type antenna for non-commercial use on his parcel known as 151.00-1-75.000 a/k/a 5222 Lower Egypt Road. A second was made by John Krebbeks. Board polled as follows: Snyder aye, Sanford aye, Krebbeks aye, Beretta aye, and Smiley abstained.

ZBA meeting was adjourned with a motion by Jen Sanford.

### **Planning/Zoning Joint Meeting**

- Districts should follow property lines, example where they do not is L-I district at corner of Buckelew Rd, State Rte. 20A, and County Road 32.
- MH use district should stand alone. (article 15) but needs to be included in Article 10 and following the format established for the other districts.
- Intent statements need to be at the beginning of each district under Article 10 to provide guidance for ZBA (March, 2014 CPB advised this should only apply to as of right uses and uses subject to site plan approval.) “If the planning and zoning boards are experiencing problems accommodating proposed uses that they feel should be allowed but are not allowed, then the problem may be in how allowable uses were originally determined for inclusion in the zoning code. A review of the allowed uses for each district may be needed rather than trying to create a “catch all” provision that risks giving too much discretion without associated standards, putting the ZBA in an untenable position.”
- Agriculture-Conservation District name change to Agriculture-Residential per Justin’s suggestion
- Patti voiced concern too many districts would be good to reduce the number
- Karen to work on combining the A-C with M-R and encompass the L-R district, and C-B with L-I
  - L-I district now is only place Adult Entertainment allowed by Special Use Permit-Sandy to ask County Planning if we were to combine L-I with C-B could we allow adult entertainment placing rigorous guidelines
  - Determine what kind of allowed uses or special permit uses we want in the new L-I &C-B district
    - Sit down restaurants as opposed to drive-thru
- Discontinue the C-B district at Baptist Hill and make it all M-R

- C-B district at Bristol Center should be expanded and renamed as a Hamlet
- Route 64 and 20a could possibly be mixed use districts by incorporating overlay zones to support appropriate development
  - What would be the trigger? Availability of Utilities-Justin will look at this and possible uses

Karen made motion to adjourn meeting with John second.

Respectfully submitted,

Donna Beretta and Sandra Riker