

Town of Bristol  
Planning Board  
June 2, 2014

Questions raised in reviewing the May 29<sup>th</sup>, 2014 revision of the Draft Bristol HVHF Local Law:

Under Section 2: Authority and Intent; Findings; Purpose  
Prohibition of Land uses related to the large-scale extraction of oil and natural gas is  
Consistent with the Town's Comprehensive Plan.

Section 2 of Bristol's Comprehensive Plan further points to its cherished aesthetic  
qualities:

Community Character

Preserve our rural character, protect our natural resources and

Maintain scenic vistas

\*Ongoing attention to the preservation of rural character

\*Protect natural resources **(to be listed)** The Planning Board would like this to  
read **Protect natural resources as reviewed in the State Environmental Quality  
Review Act**

\*Maintain scenic vistas

Under Definitions (new)

Hydraulic Fracturing-The practice of pumping fluid and a propping **(material)** agent typically  
composed of sand or other chemicals, down a well under high pressure to create fractures in  
gas-bearing rock.

The following language is added to the Town of Bristol Zoning Ordinance, Article Six  
"Provisions Applicable to All Use Districts"

Section XIII.

1. The following land uses, as defined in Article III Section Two of this Ordinance, are  
prohibited

within the Town of Bristol:

A. Operations using High-Volume Hydraulic Fracturing **(Planning Board questions why  
is this removed from this list, when this is what the Planning Board was charged by the Town  
Board to prohibit?)**

B. Natural Gas and/or Petroleum Extraction Activities

C. Material Disposal Sites

D. Natural Gas and/or Petroleum Extraction Support Activities

The original order of this list was:

A. Operations using High-Volume Hydraulic Fracturing

B. Material Disposal Sites

C. Natural Gas and/or Petroleum Extraction Activities

D. Natural Gas and/or Petroleum Extraction Support Activities

And based on that their notes reflected A & B to stay and C&D removed.

The Town of Bristol Zoning Ordinance, Article Twelve, Section I, is amended to read as follows:

**Section I. Non-Conforming Uses**

The lawful use of any building or land existing at the time of enactment of this Local Law may be continued although such use does not conform with the provisions of this Local Law for the use district in which such building or land is located, provided that a non-conforming lot shall not be further reduced in size, and a non-conforming building shall not be enlarged, extended or increased **without a variance from the Zoning Board of Appeals**, unless such enlargement would not increase the degree of nonconformity. No nonconforming use may be expanded **without a variance approved by the Zoning Board of Appeals.**

**Planning Board raised the question as to why you would want to open this door by adding statements regarding variances (see yellow high-lighted text above)?**

**The question was also raised as to Honeoye Storage being a non-conforming use and is Honeoye Storage referred to as a pre-existing non-conforming use in our zoning regulations and or Comprehensive Plan? Example of similar industry (gravel mining) wants to make expansions or additions to their operation this is done through the DEC which regulates them. Would Honeoye Storage not be a similar situation?**

Respectfully submitted,

Sandra Riker  
Acting Chair of the Bristol Planning Board