

Town of Bristol
Zoning Board of Appeals
December 13, 2016
Minutes

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

Others Present: No public

Minutes: The minutes of October 18th were reviewed and approved with the correction of the spelling of Jesse Lyon's name with a motion by Steve Smiley and a second by John Krebbeks. All Board members agreed.

There are no applications in front of the Board this evening so they are taking the time to review their activities of the past three years to make recommendations to the Town Board and Planning Board for possible changes to the zoning regulations.

Suggestions for changes to zoning regulations

- Clarification of measuring the distance of the front yard setback
 - To the center of the road from the front of the building or
 - To the edge of the right way from the front of the building
- Updating the 2007 tower regulations to be consistent with the zoning regulations and current with the federal guidelines
 - Where can towers be located-according to current federal guidelines they can be placed anywhere in a town and not limited to a certain district
- Firm deadline for applications submittal and making sure an application is complete before coming before the Boards
- Home Occupation be expanded to encourage home businesses
- Setting time limits for comment during public hearings
- Stream bed clarification and definition expanded
- Consider increasing the height restriction of 30' to 35' based on two variance requests in 2016
- Adding time requirement for acting upon a variance or special use permit
- Look at other towns for establishing a flow chart for procedures
- Consider making all application in writeable pdf form
- Copy of all applications should be shared with both planning and zba chairs to ensure a better line of communication

- Consider a flow chart for applicants in submitting applications to the Planning and Zoning Board

Other Business:

The ZBA meeting will be held on Thursday January 12th due to change in schedules involving the New Year Holiday. This meeting has now been moved back to Tuesday January 10th so both Boards can meet together for that meeting. The purpose is a chance for both Boards to review the proposed draft local law regarding small and large scale solar activity in the Town. On the agenda is also an informational meeting with Jared Pantella of Labella Associates regarding a proposed solar farm on Buckelew Road on parcel #123.00-1-59.300.

Marty Snyder will be accepting reappointment to the Board if the Town Board would like to reappoint him.

The Board then agreed they would like to see Marty stay on as Chairman for the year 2017. He said he would do this if the Town Board chooses to reappoint him to this position.

Training opportunities- there is online training available at Dept. of State NY under division of local government services. This can be used for credit to meet the 4 hour training requirement each year. If anyone uses this opportunity be sure and let the Secretary know so she can record the credit obtained.

The meeting was then adjourned with a motion by Steve Smiley and a second by Jen Sanford.

Submitted by,
Sandra Riker
Town of Bristol
Zoning Board of Appeals

Minutes of December 13, 2016 were approved with a minor change in wording from times to towns in the recommendation to look at flow charts for PB and ZBA applications with a motion by Steve Smiley and a second by Donna Beretta. Marty Snyder being the only other ZBA member present agreed.