

Town of Bristol  
Zoning Board of Appeals  
July 15, 2014

Members Present: Marty Snyder, Chairman, Patti Giordano, Steve Smiley, Mary Costa, Jen Sanford and Secretary Sandra Riker

Others Present: Pete Wojtas, Pat Ferguson, Elizabeth Stehlik, Mike and Lisa Rathbun

Minutes: The minutes of June 10, 2014 were approved with a motion by Steve Smiley and a second by Patti Giordano. All Board members present agreed. Jen Sanford Abstained.

The minutes of June 18, 2014 were approved with a motion by Jen Sanford with a second by Steve Smiley. The Board polled as follows: Sanford aye, Snyder aye, Smiley aye, Costa aye, and Giordano abstained.

Area Variance: Patricia Ferguson Area Variance 4732 Ganyard Hill Road

The public hearing was opened by the Chairman. Mrs. Ferguson advised the Board that she would like to have a 16' x 24' stick built barn placed on her land, map # 137.00-1-17.000 located on Ganyard Hill Road in the Town of Bristol. The garage will be used for storage, and it will not need electric or water. She originally requested to have a 20' x 24' pole barn erected but has since found a new contractor and will be having a stick built 16' x 24' one car garage erected with vinyl siding and roofing to match the existing home. It will have a frost free slab for a foundation. The problem is the only location suitable to place the garage is only 23' from the front lot line so she is requesting a variance. The garage will be on the north side of the property and some trees will need to be cut down to accommodate the new building. The rest of the property is in steep slopes with very poor drainage. The septic system is on the south side of the home.

There were two comments from neighbors one suggesting there should be some landscaping down to the road side of the new garage and the other had no problem with the building. The public hearing was closed.

The Board reviewed the five criteria for an area variance. Four of the five questions were answered with a no and the question regarding the size of the variance was answered with a yes due to the fact the request is for a 70% reduction in the approved frontage of 75'.

The Board went on to the SEQRA process. All questions were agreed to be of no impact so a Neg. Declaration was agreed upon by the Board.

A motion was made by Patti Giordano for the ZBA to grant the area variance of 23' from the front lot line necessary for a 16' x 24' stick built garage on a frost free slab at the residence of Patricia Ferguson, 4732 Ganyard Hill Road. A second was made by Jen Sanford. The Board polled as follows: Giordano aye, Sanford aye, Costa aye, Smiley aye, and Snyder aye.

Sprenal/Ghyzel Area Variance 4340 Case Road:

Michael Rathbun, contractor for the project at 4340 Case Road is presenting this application to the ZBA. He advised the Board the homeowners would like to have a 2 car garage, 24' x 24' built on 42" footers at their home at 4340 Case Road. The only possible place to put the garage is just south of the driveway

and it is only 17' from the front of the building to the edge of the road R.O.W. There is a leach field on the north side of the house and the well is 6' from the south corner of the garage. The rest of the property is in steep slopes. He advised the garage will be visible from the road. When asked about drainage issues he said there should be none as there will be gutters on the garage.

The public hearing was opened by the Chairman. There was no comment from the public present and there were no responses to the neighbor notifications. The Board had no further questions for Mr. Rathbun.

The area variance criteria were reviewed, 4 of the five questions were agreed by the Board as a response of no and the fifth regarding substantial variance requested as yes due to the fact it represents a 77% reduction in setback.

The SEQRA review was completed with all Board members agreeing that all 11 points were of no or little impact to the environment. A neg. declaration was declared.

A motion was made by Patti Giordano the ZBA Board shall grant an area variance for the 17' setback from the front lot line to provide for a 24' x 24' garage to be built at 4340 Case Road, also known as tax map # 124.00-1-37.200. A second was made by Mary Costa and the Board polled as follows: Giordano aye, Costa aye, Snyder aye, Sanford aye, and Smiley aye.

Other Business: The secretary advised the Board that there is an opening on the Planning Board and if any of the ZBA Board were interested they should let her know within the next month. The offer was extended to Pete Wojtas as well. If a candidate cannot be found from either the ZBA or PB members the notice will be placed in the paper for an applicant that is a resident of the Town of Bristol.

CEO report was presented by the secretary.

A motion to adjourn was made by Jen Sanford with a second by Steve Smiley. All Board members agreed.

Respectfully submitted,

*Sandra Riker*

Secretary to the ZBA Board of the Town of Bristol

Minutes of July 15, 2014 were approved as written with a motion by Jen Sanford and a second by Steve Smiley. The Board polled as follows: Snyder aye, Smiley aye, Sanford aye, Beretta abstained, and Costa was excused from this meeting of October 15, 2014.