

**WEST BLOOMFIELD TOWN BOARD**  
**Joint Meeting & Workshop**  
July 27, 2005

PRESENT: Supervisor Baier, Councilmen Ball, Rehberg, Hagen and Powers  
ALSO PRESENT: Town Clerk Mary Grundman, Larry Houck, Jim Foote, Dean Huff, Debbie Hastings and Bob Swain

Time Warner Contract

Supervisor Baier opened the meeting at 7:03 pm. and asked Councilman Ball to update the Board on the Time Warner Contract meeting. Councilman Ball reported the Negotiations were continuing and that several of the Town's requests have been addressed.

Joint Meeting

Supervisor Baier thanked the all of the Zoning Board of Appeals members for attending. She explained that the purpose of the joint meetings with the Planning and Zoning Boards are an effort to improve communication between the Town, Zoning and Planning Boards and to let them know some of the things the Town Board is doing.

1. Communications

Supervisor Baier suggested it benefits all the Boards to read the other's minutes and asked for any other suggestions the Zoning Board might have. Chairman Houck said the minutes are beneficial. Supervisor Baier asked how often the Board felt the joint meetings should take place and both Boards agreed that once a year is enough, they can increase that if needed. Jim Foote said improving communications is good. The minutes are helpful but sometimes sketchy and could use more detail. He also suggested that a member of each Board attend the other Board's meetings. Supervisor Baier explained that Scott is supposed to be the liaison between all three Boards and that they should be looking to him for information.

2. Subdivision Regulations

Supervisor Baier advised the Zoning Board members that the Subdivision Regulations are going to be updated.

3. Conservation Overlays

Supervisor Baier explained the Town Board is looking to create a Conservation Board to help advise on preservation and development. Councilman Rehberg explained that a new map is needed and that the Town needs to develop definitions for land preservation and conservation.

4. Roundtable

Supervisor Baier asked if anyone wished to discuss anything else. Jim Foote suggested that the use of signs for announcing a public hearing in addition to letters may be more effective. He also asked if the mobile home parks were getting their permits renewed annually and if they were filing the required owner list and lot maps showing boundary lines per chapter 140-66 D. He also stated he was present at the meeting when the discussion of pull behind trailers was taking place, and the Zoning Officer said the Board had to tell him what to enforce. Jim asked if enforcement shouldn't be automatic. He asked if the homeowner across from the cemetery and Highway garage has a junkyard permit. He asked if the Zoning Board members could get their information 5 days before their meeting to allow time for reading and asked if site visits should be required. Larry Houck explained site visits are encouraged and done as possible. He has asked Debbie to get the agendas and minutes out sooner. Larry asked if the Zoning Board could require written permission for a third party to represent a property owner that would also make that party responsible for passing along the information the Zoning Board gives them to the property owner. Supervisor Baier suggested he call Attorney Anderson to check. He asked if Ontario County Soil & Water had training available for conservation issues. Supervisor Baier explained that the Storm Water management plan had been approved and that the Planning Board should be enforcing it. Supervisor Baier thanked the Zoning Board members for coming and for their suggestions. She said she will speak to the Zoning Officer about enforcement and communication.

Foil Requests

Supervisor Baier asked the Board if they thought a written policy for foil requests should be written. The Board agreed that the State Law should be sufficient.

RV Code

Supervisor Baier asked the Board their thoughts on developing an RV code. The Board agreed to explore the issue and the use of mobile homes for hardships.

Sales Tax

Supervisor Baier advised the Board that sales tax for the second quarter is up 1%.

RESOLUTION #112

Ontario County Safety Manual

Supervisor Baier advised the Board that the County has revised their Safety Manual and asked the Towns to adopt it. Councilman Rehberg made the motion to adopt, seconded by Councilman Powers, to adopt the manual as long as it approved by the Highway Superintendent.

Adopted: Ayes: Baier, Ball, Hagen, Powers, Rehberg Nays: None

Resolves that the Ontario County Safety Manual is adopted with the approval of the Highway Superintendent.

Town Hall Financing

Financing possibilities for a Town Hall were discussed.

Niagara Mohawk

A report from Niagara Mohawk regarding revision of the Outdoor Lighting Tariff was distributed to the Board for their information.

Tower Lake Estates

Supervisor Baier reported that Larsen Engineers suggested the Town create a drainage district for the development in addition to a Homeowners Association. The Town would then have the legal ability to maintain and charge back if necessary. Supervisor Baier will contact Attorney Ryen.

Subdivision Regulations

Supervisor Baier asked Councilman Rehberg for an update on the committee. He explained that Todd Campbell had been assigned for the Planning Board and that Kris Hughes from Ontario County will get an ordinance for us. Kris will attend the August workshop to discuss the update with the Board.

Enforcement of current regulations was discussed. The Town Board wants further clarification on the recent decision of the Planning Board regarding the Tom Tenny Subdivision. Supervisor Baier will speak to Chairman Gripe.

Pioneer Cemetery

Supervisor Baier reported that Mr. Warner has asked permission for a monument company to put his ground markers in the cemetery as previously approved. The Board agreed that he can go forward, if the following provisions are met: the character of the cemetery must remain intact, the monument company must provide proof of insurance, the work must be done at no cost to the Town of West Bloomfield, and the Highway Superintendent must approve the work.

Updates:

1. Matt Olmstead property – the Board agreed to ask the Zoning Officer to do an inspection of the work and issue a C of O if it passes inspection and give Mr. Olmstead the remainder of the ten year period to finish the work.
2. Gary Spampinato – Copies of the C of O issued were distributed to the Board.
3. Hometown Day – Councilman Hagen will Chair the event. Councilman Rehberg has scheduled bands for the day.
4. CEO Second Quarter Hourly Breakdown was distributed to the Board.
5. Deputy Payroll Clerk job description was discussed.
6. Bonna Terra Farms – the replacement of a burned mobile home on the property was discussed.
7. Health Insurance – Supervisor Baier advised the Board that the County is looking at their own insurance program and that she didn't know of any Town that uses Preferred Care. The Board agreed to wait and see what the County is able to do.
8. A letter about the ambulance dispersal was distributed to the Board for their review.

Correspondence:

The following correspondence was distributed to the Board for review:

1. Julie Geissler – July 15, 2005
2. Proposed Great Lakes Management Agreement
3. Councilman Hagen – Property Maintenance law

Councilman Powers made the motion to adjourn at 9:35 pm, seconded by Councilman Hagen.

Respectfully submitted,

Mary Grundman  
Town Clerk