

WEST BLOOMFIELD PLANNING BOARD MEETING

March 23, 2005

PRESENT: Chrnm. David Gripe, Vice Chrnm. John Champlin, Todd Campbell,
Scott Harman, Richard Del Vecchio & Robert DeSanctis

ABSENT: Andrea Scott & Scott Storke

PUBLIC HEARINGS: There were no Public Hearings scheduled for March.

OLD BUSINESS:

SBA/Cingular Wireless.....Chrnm. Gripe noted that, per a memo from Supervisor Baier, the Planning Board is not to proceed any farther with issues pertaining to the Cell Tower application until she advises them otherwise. The Town Board will be holding a Public Hearing on April 13, 2005 to address the (hardship) application submitted by SBA, as well as the request for waiver of the (\$500.00) application fee.

NEW BUSINESS:

Bill Manely – (2) Lot Subdivision...Mr. Manely passed out drawings and noted that the person who purchased the parcel of land from his previous Subdivision (of 11/04) wanted approximately (10) more acres, therefore a new line was drawn to show the new parcel created. John Champlin asked if the parcel of land from the first Subdivision and the parcel from this Subdivision would be combined on one Deed? Mr. Manely said yes. Chrnm. Gripe noted that a Public Hearing was not being held for this application, as it is not required on minor Subdivisions. The board members discussed the SEQR form and filled it out accordingly. Bob DeSanctis made a motion to declare a negative declaration on the SEQR. Scott Harman seconded the motion, with ayes by all, and motion passed. There were no further questions or comments. John Champlin made a motion to approve the re-subdivision as submitted. Scott Harman seconded the motion, with ayes by all, and motion carried. **Subdivision approved.**

Phil Sacchitella – (2) Lot Subdivision....Mr. Sacchitella passed out drawings, the SEQR form and an AG Data Statement for the boards review. The Planning Board Chrnm. again noted that a Public Hearing was not required for this application as the Planning Board considered it to be a minor Subdivision also. The board filled out the SEQR form. Scott Harman made a motion to declare a negative declaration on the SEQR. John Champlin seconded the motion, with ayes by all, and motion carried. The Chrnm. Gripe advised Mr. Sacchitella that the (new) parcel created by this subdivision had to be combined on (1) Deed, along with the parcel of land that the house is on (under Patricia Sapere). He also noted that the maps had to be filed with the County within 60 days. There were no further questions or comments. Dick Del Vecchio made a motion to approve this Minor Subdivision of land as received. John Champlin seconded the motion, with ayes by all, and motion carried. **Subdivision approved.**

February 23, 2005 Minutes.....Scott Harman made a motion to approve Feb Minutes. Bob DeSanctis seconded the motion, with ayes by all, & motion carried. **Approved.**

Terry Clark (wwwEnterprises) – Site Plan.....Carey Whitmore, who represents wwwEnterprises, was present and explained to the Planning Board members that they had been granted an Area Variance by the ZBA (at their March meeting) and one of the stipulations was that they also receive Planning Board approval of their Site Plan. The members looked over the Site Plan drawing, along with the “Approved” Notice of Action Form that was filled out by Chairman Houck. Scott Harman made a motion to approve the Site Plan as submitted. John Champlin seconded the motion, with ayes by all, and motion carried. **Site Plan Approved.**

Tower Lake EstatesSteve Wilkinson from Fraser-Willey & Assoc. was present and gave a brief presentation about the proposed (16) Lot Subdivision for Wayne Schultz. He noted that, although the drawings show (15) Lots, they are going to be dividing one of the lots again, to make a total of (16) Lots. Mr. Wilkinson noted that since there will be no sewer system, each house will have it’s own septic system. There are plans for a 2300’ dedicated road and they have submitted paperwork to have it named Tower Lake Road. There was some discussion about the (2) lakes on the property and the fact that they must meet current storm water regulations. Bob DeSanctis asked about whether or not the DEC would require that a dam be put in. Mr. Wilkinson advised the members that he had already sent maps to DOT, DEC and DOH. Chrmn. Gripe asked if he could also forward the same information to Livingston County.

INFORMAL DISCUSSION:

Dan Erickson was present and explained to the board that he currently owns a (5) Acre parcel of Commercially Zoned property from which he operates his business (Leif Sales & Service). He needed information on Subdivision procedures and whether or not he would be able to subdivide his property and sell approx (2) acres to another person who was interested in operating a business out of a building he would construct on the property. Mr. Erickson would keep approx (3) acres and continue to operate his business. Chrmn. Gripe advised Mr. Erickson that a new Zoning Code was recently adopted by the town and his property is now located in a Residential Zone. However, due to the fact that he was already operating a business at that location, his “commercial” status would still remain the same. His parcel would be considered pre-existing, non-conforming or as being “grand-fathered in”. Therefore, if Mr. Erickson were to subdivide and sell a piece of his property to someone else, a commercial business would not be a permitted use in that area. There was some discussion about Special Use Permits or the possibility of just adding another building on the property (without subdividing) to be used for another business. Chrmn. Gripe advised Mr. Erickson that he may want to speak to the Zoning Board for additional advice.

9:00PM – There was no further business to come before the board, Scott Harman made a motion to adjourn. Todd Campbell seconded the motion, with ayes by all, motion carried.