

WEST BLOOMFIELD PLANNING BOARD MEETING

April 27, 2005

PRESENT: Chrmn. David Gripe, Vice Chrmn. John Champlin, Todd Campbell,
Scott Harman, Richard Del Vecchio & Andrea Scott

ABSENT: Robert DeSanctis

ALSO PRESENT: Scott Storke

7:40PM – Chrmn. Gripe opened the meeting and asked the Clerk to read the Legal Notice for tonight’s Public Hearing.

PUBLIC HEARINGS:

Mary Lou Powers – (3) Lot Subdivision.....Scott DeHollander from DeHollander Engineers was present, on behalf of Mrs. Powers, who was also present. He brought a revised Site Plan with him and discussed some of the concerns noted in Larsen’s letter dated 3/22/05. He also advised the members that DOT approval was needed for the Driveway entrance and that he would be applying for that, as part of the building project. He talked about the Septic System, drainage and their intent to follow Storm Water Regs. Chrmn. Gripe asked the board members to look over David Good’s comments. He asked if there were any comments or questions? There were none. Hearing closed @ 7:45 PM.

The Planning Board addressed the questions on the SEQRA form and filled it out accordingly. John Champlin made a motion to declare a negative declaration. Andrea Scott seconded the motion, with ayes by all, and motion carried. Chrmn. Gripe stated that Ontario County Planning Board had reviewed this application and did not have any comments. Chrmn. Gripe asked the Design Engineer (DeHollander) to add a note to the drawings regarding David Good’s comments about the water. Scott DeHollander stated that a note would be added confirming that **no material would be removed over the existing water main.** Design Engineer to resolve this with Water Superintendent.

VOTE: John Champlin made a motion to approve the Subdivision as presented, on the condition that the following items are addressed:

1. A note be added to the drawing stating that a DOT Permit is required prior to construction on Lot #1.
2. Design Engineer shall work out satisfactory arrangement with David Good regarding the water main.
3. A “Signature Block” will be added to the Drawings.

Scott Harman seconded the motion, with ayes by all, and motion carried. **Subdivision Approved.**

NEW BUSINESS:

Tower Lake Estates Development.....Steve Wilkinson from Fraser Willey was present and presented revised drawings to the board. Chrmn. Gripe advised Mr. Wilkinson that an Easement would be needed for Lot #6 and also that he would have to move the Lot Line over or apply for a Variance on the Lot as well. The Chrmn. also noted that SEQR must be addressed and asked if there were any comments or questions. John Champlin made a motion that the Planning Board would like to accept the responsibility of Lead Agency on the SEQR process. Dick Del Vecchio and Scott Harman seconded the motion, with ayes by all, and motion carried. Chrmn. Gripe noted that a letter would have to be sent to all “involved” agencies notifying them of the Planning Boards intent to be Lead Agency on the SEQR process. He also advised the clerk to publish a Legal Notice advising all those concerned that the Planning Board will hold a Public Hearing on May 25, 2005 for review of the preliminary plat drawings.

Tom Tenny – (5) Lot Subdivision.....Art Babcock was present and handed out revised maps to the Board members. He noted that public water was available and that all lots would need an alternate septic system as the soil did not perk. The Chrmn. advised Art that the Highway Superintendent (David Good) had recommended that there be a single curb cut between Lots 5 & 6 and that the front setback be a minimum of 500’ on Lot #5 and a minimum of 700’ on Lot #6. There was also a discussion about whether or not Variances would be needed for these two lots. Todd Campbell pointed out that there seemed to be a conflict over what was written in the zoning code versus what was listed on the schedule in the back of the book. There was a discussion about determining the correct verbiage and what the intent of the zoning steering committee was with regards to flag lots. Todd Campbell made a motion to table this matter pending the Zoning Boards interpretation and input on this matter. Dick Del Vecchio seconded the motion, with ayes by all, and motion carried. **Tenny Subdivision tabled.**

Annette Zielinski – Informal discussion on subdivisionMrs. Zielinski was present and passed out a sketch showing the layout of a proposed subdivision of property located on Quaker Meeting House Road. She explained that she was looking for information on the procedures that must be followed in order to subdivide her property. Chrmn. Gripe briefly explained the process and advised her that either she or her engineer can buy a copy of our Subdivision regulations, as they have all the information she would need. She also noted that she had been advised that she could ask for a waiver of Site Plans and wanted to know how she would go about that. The Chrmn. again noted that all that info was located in the Subdivision regulations. Mrs. Zielinski asked if she could get a Subdivision application and the clerk gave her one.

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Rochester Academy of Science (Astronomy Section)....Scott Storke passed out an application and explained to the board that the Academy would like to build a deck on the main building and he would need a recommendation from the Planning Board prior to approving the application. There was a brief discussion. Scott Harman made a motion to approve the deck. John Champlin seconded the motion, with ayes by all, and motion carried. **Application for Deck Approved.**

March Minutes.....There was no discussion or vote on the Workshop Minutes from March 16th, the regular meeting on March 23rd, or the “special” meeting on April 13th. The Chrmn. noted that the board would address them at their next regular meeting.

OLD BUSINESS:

Route 5 & 20 Mine.....The board discussed the letter they had drafted at the “special” meeting on April 13th. The clerk had typed it up and presented it for approval. Scott Harman made a motion to approve the letter as drafted and written. Todd Campbell seconded the motion, with ayes by all, and motion carried. Chrmn. Gripe said he would hand carry the letter to DEC by the April 29th deadline. The clerk noted that she would fax a copy of the letter to DEC the next day (4/28) and mail a copy to DEC.

9:30PM – There was no further business to come before the board tonight. Dick Del Vecchio made a motion to adjourn. John Champlin seconded the motion, with ayes by all, and motion carried. Meeting adjourned.

Respectfully Submitted,

Debbie MacDowell,
Clerk