

WEST BLOOMFIELD PLANNING BOARD MEETING

May 25, 2005

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

7:35PM – Chrmn. Gripe opened the meeting and asked the Clerk to read the Legal Notice for tonight’s Public Hearings.

PUBLIC HEARINGS:

William Manely – (2) Lot Subdivision....Chrmn. Gripe asked if there was anyone present that had any questions or concerns about whether or not this Subdivision should be approved? There were no questions or comments and hearing was closed at 7:40PM.

Phil Sacchitella – (2) Lot Subdivision....Chrmn. Gripe again asked if there was anyone present that had any questions or concerns regarding this Subdivision? There were no questions or comments and hearing was closed at 7:45PM.

Wayne Schultz/Tower Lake Estates....Steve Wilkinson, the engineer from Fraser Willey, was present and passed out revised drawings for the board members to look at. He noted that the proposed name for the road has been changed to Tower Trail. Also, he has reconfigured Lot #6 so a Variance would not be required. Steve also advised the board members that Mr. Schultz is proposing a 100’ Easement to the Town, in order to provide access to the creek. Todd Campbell asked Steve if he had addressed the concerns noted by the Highway Superintendent David Good? Steve replied that he had not seen anything from David Good on this matter. Todd read the comments out loud and gave Steve a copy for his records. Chrmn. Gripe asked Steve if had received a letter from DEC? He replied that he had received a copy of the letter and were working on some of the concerns expressed by the DEC. He noted that they have to apply for a Dam Permit. Chrmn. Gripe asked Steve what his estimated timeline was for obtaining all the approvals needed prior to construction? Steve noted they were hoping to get final approval from the Planning Board by next month (June). Scott Storke asked Steve if they had submitted the information to DOH showing the proposed water supply? Steve said they had submitted everything but have been advised by DOH that they lost the paperwork. Steve noted that the current water district ends approximately 500’ from Olmstead Road, which would only service about (4) houses. He asked about the possibility of the Town extending the water service to include additional parcels on Olmstead Road that are not in the Tower Lakes project? Scott Storke advised Steve that this issue would have to come before Water Superintendent Good and suggested he write a letter to the Town Board asking

them if they wish to consider extending the water service to accommodate other parcels not located in the proposed Subdivision.

Bob DeSanctis asked if there were any Traffic issues the Planning Board should be concerned with? The Chrmn. noted that Highway Superintendent Good is aware of the proposed Subdivision and it will be up to him to assess the situation and make a recommendation. Steve Wilkinson noted that Mr. Schultz would like to put up a Sign (maybe in the shape of a Tower) with the words Tower Lake Estates written on it and asked if that would be permitted? Chrmn. Gripe replied that the Sign must fit within the Town Sign regulations. There were no further questions or comments and Public Hearing closed at 8:10PM.

Tim Scheifen – Site Plan Review.....Todd Campbell asked how come Tim why he was proposing to build the barn so far back? He noted that he was trying to keep it adjacent to Dean Huff's barn and also because he would be using it for storage purposes only so he didn't need it to be close to his business. John Champlin asked Tim what he was planning to store in the barn? He replied that he would put his lawnmower in there, the tractor (with backhoe), engines, transmissions, pallets, and, if he had the room, he may store a collector car in there too. He also noted that there would not be any electricity or heat in the barn. Todd noted that there are new Fire Code regulations for Driveways over 500' long. Board members discussed the bypass issues briefly. Tim again stated that the building would be an accessory structure and would be used for storage purposes only. He was not planning to expand his current business in any way. He noted that he was not even going to put a cement floor down in the building unless our regulations required it, in order to obtain a Certificate of Occupancy. Todd asked what type of business he currently operates? Tim replied that was given approval to operate an Auto Repair Shop and a Car Sales Business. No further questions. Discussion ended at 8:20PM.

Keith Nally – proposed Subdivision....Art Babcock dropped plans off earlier and they were passed out for the Board members to review. Mr. Nally was present and explained where he was proposing to build his house and said he basically wanted to come before the board to find out if there were any "red flags" he should be aware of prior to starting this project. As he was proposing to build his house approximately 1200' – 1500' off the road, Chrmn. Gripe informed him that he would need to have a Bypass every 400' of the length of the driveway. So, if he went with a 1200' Driveway, he would need to have (2) Bypasses. The Chrmn. stated that since the proposal calls for the Driveway to be shared, a Driveway Agreement would be needed. Mr. Nally noted that Lots #1 & #2 already have an Agreement and his attorney was in the process of revising the Agreement to include Lot #3. Chrmn. Gripe asked Mr. Nally if he would be willing to give the Town an easement, in order to keep the area assessable, and Mr. Nally replied that he would. Chrmn. Gripe advised Mr. Nally that he could be put on the Agenda for a Public Hearing as soon as he submitted his Application, Payment and copy of Driveway Easement.

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Gary Evans – Proposed Subdivision....Mr. Evans was present and presented a map for the Board members to review. The Chrnm. noted that this could be done as a “Land Transfer Only” and he could be put on the Agenda for a Public Hearing as soon as he submitted his Application, Payment and a letter from each person stating that the parcel acquired in the Subdivision would be combined on one deed along with their house Lot.

VOTE.....

Tim Scheifen – Commercial Site Plan Approval..... John Champlin made a motion to approve the Site Plan on the condition that the building will be used as a Storage Facility only and that no business shall be conducted out of it. Also, Tim must get approval from the Town Building Inspector prior to adding a water or power to the building. Finally, the Fire Chief must give his recommendation on accessing the Building prior to construction. Andrea seconded the motion, with ayes by all, and motion carried.

Commercial Site Plan granted Conditional Approval.

Phil Sacchitella – Rehearing on (2) Lot Subdivision....Chrnm. Gripe made a motion to re-approve this Subdivision. Scott Harman seconded the motion, with ayes by all, and motion carried. **Subdivision Approved.**

William Manely - Rehearing on (2) Lot Subdivision....Chrnm. Gripe made a motion to re-approve this Subdivision. Andrea Scott seconded the motion, with ayes by all, and motion carried. **Subdivision Approved.**

Tower Lakes Preliminary Plat – Scott Harman made a motion to table the Preliminary Plat phase of the Subdivision. John Champlin seconded the motion, with ayes by all, and motion carried. **Approval of Preliminary Plat Drawings tabled.**

March, 2005 MinutesScott Harman made a motion to approve the March Minutes as submitted. Chrnm. Gripe seconded the motion, with ayes by all, and motion carried.

April, 2005 Minutes.... Scott Harman made a motion to approve the March Minutes as submitted. Chrnm. Gripe seconded the motion, with ayes by Richard Del Vecchio, John Champlin and Andrea Scott. Todd Campbell & Robert DeSanctis abstained from voting, as they were not present for the April meeting. **March & April minutes approved.**

9:30PM – There was no more business to come before the board. Todd Campbell made a motion to adjourn meeting. Scott Harman seconded the motion, with ayes by all, and motion carried.

Respectfully Submitted,
Debbie MacDowell