

WEST BLOOMFIELD PLANNING BOARD MEETING

June 22, 2005

DRAFT COPY ONLY – MINUTES NOT APPROVED

PRESENT: Chrmn. David Gripe, Vice Chrmn. John Champlin, Todd Campbell,
Andrea Scott & Robert DeSanctis

ABSENT: Dick Del Vecchio & Scott Harman

ALSO PRESENT: Scott Storke, Code Enforcement Officer

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

PUBLIC HEARINGS:

Thomas Tenny - (5) Lot Subdivision.... Dave Kent from Kent Land Surveying was present and passed out revised maps for the Planning Board members to review. Dave noted that they changed "minimum lot frontage" to "minimum lot width" based on ZBA interpretation of 6/1/05. Also, a note was added indicating that Lots 5 and 6 share a common Driveway. Andrea asked if any Perk Tests had been done? Chrmn. Gripe stated that Perk Tests had been done and referred to the note on the map. Dave Kent added that none of the lots Perked so they will all need an alternate Septic System. John Champlin stated that the Town would like fewer Curb Cuts whenever possible. The Chrmn. again referred to the map and noted there was an effort being made by use of the shared Driveway. Chrmn. Gripe advised Dave Kent that a Signature Line for the Town Attorney would have to be added to the maps, as well as a copy of the Driveway Agreement. There was some discussion about the Storm Water prevention plan and whether or not this matter was considered. The Chrmn. stated that if the Board were inclined to vote on this Subdivision without Site Plans, a note would have to be added to the maps indicating that NOI and SWPPP are to be applied for by the individual Lot Owners. There was another discussion about what items are necessary on Subdivision Maps and the Chrmn. stated the location of the proposed Driveway, as well as the location of the proposed House, need to be added to the map. Scott Storke explained to the Board members that all the details required by the Subdivision Regulations need to be added to the maps if they expect the maps to be signed by the Fire Chief, Town Engineer, Highway & Water Superintendent and Code Enforcement Officer. However, if the Planning Board wishes to approve the Subdivision without any of the Engineering details, then all the Signature lines should be taken off the map, with the exception of the Planning Board Chairman and the Town Attorney, as there would be no reason to forward the maps to the Town Engineer, Fire Chief, etc., because there would be no information for them to review and they would not be inclined to sign them. Chrmn. Gripe advised Dave Kent that the information required on the maps is not limited to what was discussed and he should be sure to include what is called for in the Subdivision Regulations.

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The Chrmn. added that, although they may have been more lenient in the past when approving Subdivisions without all the required information noted on the maps, the Town Board has asked that the Planning Board be more vigilant in enforcing the Subdivision Regulations. There were no further questions or comments and the Public Hearing closed at 8:30PM.

OLD BUSINESS:

Tower Lake Estates (Wayne Schultz) – Steve Wilkinson from Fraser Willey was present and asked why the Planning Board tabled the Public Hearing for the Preliminary Plat at last months meeting? Chrmn. Gripe noted they were still waiting for information from the DEC regarding the Ponds. There was some discussion about which areas are in the Conservation District and Scott Storke brought down the Conservation overlay maps for Steve and the board members to review. Steve also noted that he was still waiting to hear back from the Army Corp of Engineers as well. After another brief discussion on the Ponds, John Champlin made a motion to approve the Preliminary Plat drawings. Chrmn. Gripe seconded the motion, with ayes by all present, and motion carried.

The Preliminary Plat Drawings Are Approved.

The Planning Board began working on the SEQRA process. It was noted that this is a Type I Action. The members proceeded to answer the questions and filled in as much information as possible however, when they were almost finished, they realized that the correct form (Appendix F) was not included in the packet. The Chrmn. stated that the Form, along with the instructional booklet, must be obtained as soon as possible, in order for the board to be able to finish the SEQRA packet and Vote. Todd Campbell made a motion to table the SEQRA process until the July meeting. John Champlin seconded the motion, with ayes by all, and motion carried. **SEQRA tabled.**

Steve Wilkinson was informed that, in order to have a Public Hearing in July, final Site Plans must be submitted ASAP with information on the Conservation Overlay and the Storm Water plans. Steve gave Scott Storke a completed Water Supply Application for the Town to Sign.

NEW BUSINESS:

Jean Rohland was present and explained her frustration with the lack of notification in the Town of West Bloomfield, with regards to the submittal of certain Applications. She feels that the Town should notify individuals within a 1500' radius anytime an application is submitted for a Special Use Permit. She noted that, in most instances, the residents are not even aware that an application exists until a Public Hearing is scheduled and then it could be too late for the Town's people to have any impact on the possible outcome of the proceedings.

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Jean Rohland stated that she had already spoken with the Town Board about this matter and was instructed by Supervisor Baier to contact the Planning Board for help with this problem. Chrnm. Gripe advised her the Planning Board would address the issue as soon as their agenda permitted.

July Meeting – Chrnm. Gripe noted that, due to some members going on vacation, there would not be enough present for a quorum if a Meeting were held on the July 27th, as regularly scheduled. Therefore, he made a motion to move the meeting up to the 3rd Wednesday in July & have a Combination Workshop/Regular Meeting on July 20, 2005. The Workshop will commence at 6:30PM & the Regular Meeting will begin at 7:30PM. John Champlin seconded the motion, with ayes by all, and motion carried.

May Minutes – Chrnm. Gripe advised the board members to read the May 18th Workshop Minutes and the May 25th Minutes from the Regular meeting so they could vote on them at the next meeting. **May Minutes are not approved yet.**

JULY AGENDA:

Route 5 & 20 Mine – The following is a list of items that need to be taken care of prior to a Public Hearing being held on the Modifications to Elam’s SUP, per Chrnm. Gripe:

- #1. We need to let Elam know that the Planning Board wants new Maps showing the correct amount of land being mined.
- #2. Joe needs to send a letter to DEC regarding the conversation that took place at the Workshop (see June 15th Minutes) prior to Elam’s SUP being approved. The Board does not want to make the letter that Joe has agreed to send to the DEC as a “condition” of the approval as they feel there would be no way to monitor that.
- #3. Highway Superintendent Dave Good to advise the Planning Board where or how much of the Berm on Elton Road is an “issue” so they can inform Elam how far back it needs to be moved.

10:00PM – There was no further business to come before the board. John Champlin made a motion to adjourn the meeting. Bob DeSanctis seconded the motion, with ayes by all, and motion carried. Meeting Adjourned.

Respectfully Submitted,

Debbie MacDowell,
Planning Board Clerk