

**West Bloomfield Planning Board Meeting**  
September 28, 2005

**PRESENT:** Chrmn. Gripe, John Champlin, Todd Campbell, Scott Harman,  
Dick DelVecchio, Andrea Scott and Bob DeSanctis

**ALSO PRESENT:** Scott Storke, Dan Erickson and Russell Strong

**7:30PM** - Chrmn. Gripe called the meeting to order and noted that, since there were no Public Hearings on tonight's agenda, he would move onto Old Business.

**OLD BUSINESS:**

**Keith Nally - (2) Lot Subdivision.....**This application was tabled at the August meeting pending additional information. Mr. Nally was not present and the Chairman noted that we are still waiting for a copy of the Driveway Easement. John Champlin made a motion to table this application. Scott Harman seconded the motion, with ayes by all, and motion carried. Nally Subdivision tabled.

**Tom Tenny Subdivision....**Chrmn. Gripe noted that he drafted a letter to Mr. Tenny and will get a copy of it to the clerk in order to have it typed up and sent out.

**Parrish Mine...**Chrmn. Gripe noted that Scott Storke was going to go out and check on the status of the Mine. Scott Harman suggested we invite Mr. Parrish to attend our next Workshop meeting or, if he preferred, our next Regular meeting, in order to update the Planning Board on the status of the restoration of the Mine.

**NEW BUSINESS:**

**Russell Strong & Dan Erickson - (2) Lot Subdivision....**Mr. Strong and Mr. Erickson were both present and handed out a copy of the Subdivision Map for the Board's review. Chrmn. Gripe noted that, before the Planning Board could proceed with this application, additional information is required on the Map, as noted in our Subdivision Regulations. Mr. Erickson stated that Mr. Strong wanted to purchase the property, with the intent of constructing a storage building or shed, and was not going to install or need plumbing. He wanted to know if he would still be required to have a Perk Test done? The Chairman replied "yes", and again noted that all Subdivision Regulations must be followed. Chrmn. Gripe also advised Mr. Erickson that we would also have to forward this Application to Ontario County for review. Mr. Strong asked what the deadline was for submitting their complete Application for the October meeting? He noted that he had already paid the Engineer \$600.00 for the Map he handed out tonight and the Engineer was leaving for Florida next week (for the Winter).

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He was concerned that, if this Engineer could not revise the Map, he would have to hire another Engineer which would incur additional costs. The clerk advised him of deadlines for the October meeting and the November meeting. Todd Campbell also noted there are Side Setback requirements listed on the Zoning schedule that must be followed.

He explained that, in instances where you have a Business or Commercial Zone abutting up to a Residential Zone, you must follow the Residential Setback requirements. Since the Zoning schedule is not part of the Subdivision Regulations, Todd asked the Clerk to make a copy of the it for Mr. Erickson. There were no further questions and Mr. Strong advised the clerk that he would let her know when he would like to be put on the Agenda for a Public Hearing.

**Mr. Erickson's Property**.....The Board members discussed the Zoning change that was made to Mr. Erickson's property and how they wished to pursue the matter. There was also a discussion about whether or not the Zoning change was legal and if the Board should even consider Mr. Strong's application? Chrnm. Gripe noted that he had spoken with our Town Attorney (Dave Anderson) and was advised that, whatever Map is legally on file with the County, is the Map the Board must "work off". Todd Campbell suggested that, since he and David Gripe were the two Planning Board members who worked on the Zoning Steering Committee, they send a letter to the Town Board stating that they did not intend for there to be one Mixed-Use property (Mr. Erickson's) located within the middle of a Residential Zone. David and Todd agreed that Mr. Erickson's property was rezoned Residential, per the approved Zoning Map, and that any changes made to that Map should require input from all the people who worked on the Zoning Steering Committee. Todd reminded the board that when there was a discrepancy between the new (written) Zoning Code and the new Zoning Schedule, with regards to Lot Width requirements, a memo was sent to all members on the Zoning and Planning Board's for help in clarifying the matter. Why wouldn't changing the Zoning on a property, which was even more important, be given the same consideration?

**Bruce & Mary Starken** - Site Plan Review.... The Board members reviewed the Map and noted that additional information was required, per Subdivision Regulations. Chrnm. Gripe noted that, until this Application was complete, the Planning Board would not be able to proceed any further.

**August 17<sup>th</sup> Workshop Minutes** - Chrnm. Gripe noted that he would like to discuss these minutes prior to voting. Todd Campbell noted that, in order to move things along, he would like to vote on the Minutes from the Regular Meeting on August 24<sup>th</sup>.

**August 24<sup>th</sup> Minutes** - Todd Campbell made a motion to approve minutes as submitted. John Champlin seconded the motion, with ayes by all, and motion passed.

**Minutes Approved.**

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**August 17<sup>th</sup> Workshop Minutes**.....Scott Harman made a motion to adjourn to Executive Session in order to discuss the Minutes. Todd Campbell seconded the motion, with ayes by all, and decision to go into executive session was approved.

Chrnm. Gripe adjourned the executive session and Scott Harman made a motion to return to the regular meeting. Todd Campbell seconded the motion, with ayes by all, and Executive Session was adjourned.

**August 17<sup>th</sup> Workshop Minutes** - Todd Campbell made a motion to approve the Minutes from the August 17, 2005 Workshop, as revised by the Planning Board. Bob DeSanctis seconded the motion, with ayes by all, and **Approval of Minutes passed unanimously.**

**9:10PM** - There was not further business to come before the board. Dick DelVecchio made a motion to adjourn tonight's meeting. John Champlin seconded the motion, with ayes by all, and motion passed. **Meeting Adjourned.**

Respectfully Submitted,

Debbie MacDowell,  
Planning Board Clerk