

WEST BLOOMFIELD PLANNING BOARD MEETING

November 23, 2005

DRAFT COPY ONLY – MINUTES NOT APPROVED

PRESENT: Chrmn. David Gripe, Vice Chrmn. John Champlin, Scott Harman
& Andrea Scott

ABSENT: Bob DeSanctis, Dick Del Vecchio & Todd Campbell

ALSO PRESENT: Larry Houck (ZBA Chrmn), Dan Erickson, Russ Strong,
Art Babcock & Scott Storke, Code Enforcement Officer

7:30PM – Chrmn. Gripe called the meeting to order and noted there were no Public Hearings scheduled this month so we could move to Informal Discussions.

INFORMAL DISCUSSION:

Larry Houck – proposed Bed & Breakfast.....Larry, who is Chrmn. of the West Bloomfield Zoning Board of Appeals, was present and discussed the possibility of operating a Bed & Breakfast out of his residence, which is located on Dugway Road in and A/G District. He informed the Board members that, although a Bed & Breakfast is currently not a permitted use in the A/G District, he had already spoken with the Town Board and they agree that it was an “oversight” and will take the necessary steps required to change the Zoning Code. In the meantime, Larry noted, he was interested in finding out what the Planning Board would require so he could get the process started. Chrmn. Gripe asked Larry how many bedrooms he was planning to have occupied by guests, as part of the Bed & Breakfast? Larry replied they (he and his wife Lianna) were planning on utilizing two of their existing bedrooms and noted that rooms would only be available for short-term lodging, not long-term, as is the situation in Rooming Houses. There was some discussion on parking, buffering and whether or not a sign would be put up for advertising the Bed & Breakfast? Larry noted that a small sign may be placed on the mailbox, and he would make sure it was compliant with our code. Scott Storke noted to Larry that, should he be permitted to operate a Bed & Breakfast out of his residence and decided that he wanted a bigger sign, he could request this as part of his Special Use Permit. There were no further questions and Larry thanked the Planning Board for their time. He noted that he would submit the required paperwork as soon as the Town Board advised him that the Zoning Code has been corrected.

OLD BUSINESS:

Russell Strong (Dan Erickson)..... Art Babcock passed out Maps of the proposed Subdivision and asked the Board members about the need for Septic details on the map since Mr. Strong was not planning on installing any plumbing in the building.

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The building was going to be used for storing equipment only. Chrmn. Gripe reiterated the Town Board's instructions to the Planning Board on the matter of Site Plans and what information must be included on them. Art Babcock asked why he couldn't just include a note on the Subdivision drawings that Site Plans would be required prior to a building permit being issued? Chrmn. Gripe advised Art that he would speak to Dave Anderson about the situation and get back to him. Art also wanted to know what the property was currently zoned? The Chrmn. replied it is Mixed-Use. There was some discussion about whether or not this application should be referred to the County and Chrmn. Gripe asked the Clerk if she would follow up on that.

Kevin Fitzgerald (Kircher Farm)..... Chrmn. Gripe advised the rest of the Board members that he had spoken with Dave Anderson about type of approval Mr. Fitzgerald would need in order to relocate the office for his Landscaping Business. His office is currently located in Pittsford, NY and Mr. Fitzgerald would like to move the office to West Bloomfield, NY as he is in the process of purchasing property on Routes 5 & 20 (Kircher Airstrip). The confusion stems from the fact that a portion of the property is zoned Mixed-Use and another portion is zoned as A/G. Mr. Fitzgerald would like to use the Hangar (located in the Mixed-Use area) for his Landscaping Equipment & supplies and use the Barn (located in the A/G area) for his Office operations. Dave Anderson advised Chrmn. Gripe that Mr. Fitzgerald would need to apply for a Special Use Permit. Chrmn. Gripe stated that he would contact Mr. Fitzgerald and convey this information to him.

Parrish Mine..... A copy of the new DEC Permit (received today) was passed out. The new Permit was issued on 11/21/05 and will expire in November of 2007. The clerk also passed out a copy of the letter Chrmn. Gripe had drafted to Mr. Parrish reminding him that his Special Use Permit expires on 12/1/2005 and that he must maintain his Special Use Permit during the Reclamation process.

Tom Tenny – Chrmn. Gripe noted he does not have anything new to report.

Keith Nally – Art Babcock noted that Mr. Nally has contacted him and would like to move forward with the Subdivision. Art asked if the Board would consider granting a Conditional Approval based on the Town Attorney reviewing the Driveway Easement when all parties involved have come to an Agreement. The Chrmn. replied that he would not be inclined to agree to that and asked the rest of the Board members for their opinion. Scott Harman, John Champlin & Andrea Scott were the only ones present and they also noted that they do not think this would be in the best interest of all concerned. Art was advised that a copy of the Driveway Easement would be required and must be submitted along with the Application and Maps.

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Tower Lake Estates.....Chrmn. Gripe noted that revised Maps were submitted and the Board members reviewed them. DEC also sent a letter indicating that a Dam Permit was not needed. Developer is still waiting for approval from the Army Core of Engineers. There was also some discussion on planting some trees (for buffering) around the Pond located closest to Olmstead Road in order to protect a vehicle from going off the road into the Pond. Scott Storke suggested to Chrmn. Gripe that he might want to draft a letter to Mr. Schultz or the Engineer advising them to get the rest of their approvals in place so the Maps can be signed and filed with the County. Chrmn. Gripe stated that he would draft a letter to the developer (Mr. Schultz).

9:00PM – There was no further business to come before the board and John Champlin made a motion to adjourn tonight’s meeting. Andrea Scott seconded the Motion, with ayes by all, and motion carried. Meeting adjourned.

Respectfully Submitted,

Debbie MacDowell
Planning & ZBA Clerk