

## West Bloomfield Planning Board Meeting

January 24, 2007

**PRESENT:** David Gripe, Scott Harman, Todd Campbell and Bob DeSanctis

**ABSENT:** Alan Brind, Dick DelVecchio and Andrea Scott

**ALSO PRESENT:** Martin Janda with BME Assoc., Jack Prinzing, Jim Krauss, Rennie Bloom, Supervisor Champlin, Maria Rudzinski with the Ontario County Planning Board and Scott Storke, Code Enforcement Officer

**7:35pm:** Chairman Gripe called the meeting to order. There were no Public Hearings scheduled for this month.

### **Informal Discussion:**

Art Brokaw's Engineer, Martin Janda with BME Assoc., was present and explained some of the details on the proposed subdivision maps to the Board members. Items of concern were the flag lot, the driveway easement and the perk tests. Chairman Gripe asked about the length of the new driveway and how much of the driveway the current easement covers? Mr. Janda indicated that it currently does not cover the entire driveway and they would have to add more into the new easement. Chrmn. Gripe asked if the driveway would be moved at all? Mr. Janda replied "no", that it would remain in the same place. The Chairman then asked if it was possible to make the "flag" portion of the lot wide enough so no easement would be required? Mr. Janda again replied "no" as it would be more difficult to do that and would also take away from lot #2. Bob DeSanctis asked about the perk tests done and whether or not there were any drainage issues on lot #2 in the past? Before the Engineer could answer the question, Rennie Bloom spoke and noted that, as far as he is concerned, the grade is higher than it used to be and he gets run off in his yard now. The lay of land runs north, correct? (per Bob DeSanctis) "Yes", replied Mr. Janda, and added that there was also a proposed inlet in the corner of the lot. He also noted that perhaps the neighbor(s) could work together with Art and put in a drainage ditch. At that point, Rennie Bloom came up to table to look at maps with Engineer. There is no inlet (catch basin) at this point. Rennie asked if the lot size get measured out to the middle of the street? Yes, unless it's a County Rd. (Chrmn. Gripe) Rennie asked who witnesses the perk test? Chrmn. Gripe replied that in Ontario County, no witness is needed on new construction. We take the word of the Engineer. In Monroe County, Dept of Health needs to come out and witness. However, we have a Municipal agreement with Ontario County Soil and Water on existing property. Mr. Janda asked if two separate easements would be required, one for lot #1 and one for lot #2? Chrmn. Gripe stated that it would be better to have one complete easement (rather than two) and also that it would be subject to review and approval by the Town Attorney. Jack Prinzing spoke then and noted that Art Brokaw drew a "line in the sand" when it came to the current easement. He added that Art forced Mr. Krauss to drive off the driveway and instructed him not to

drive on his (Brokaw's) driveway. Jack wanted to know why Mr. Brokaw has to use the new driveway to get to his new parcel. Why can't he access the property from Bean Hill Rd? Mr. Janda mentioned having a maintenance agreement to keep the driveway in good shape. Jack asked if the town has anything to do with the maintenance agreement? Chrnm. Gripe noted that the Town Attorney would look at the verbiage in the Easement Agreement. He added that the drainage ditch is on Art's property so it would be Art's responsibility to maintain it. Engineer asked the next step? He was advised that a completed application must be submitted, along with SEQRA form, AG data statement and required fees. The information would be sent to our Town Engineer for review, along with the Highway Superintendent and Fire Chief. Rennie Bloom asked if any Variances were needed? Chrnm. Gripe replied that the way it is presented right now, no variances would be needed.

### **OLD BUSINESS:**

**Parrish Mine** – Board members looked at 1/24/07 letter rec'd from Wayne Parrish. There were no further instructions at this time.

### **NEW BUSINESS:**

**Proposed RV Law** – Planning Board discussed this briefly and noted that they would need additional time to review this matter and respond to the Town Board.

**November Minutes** - Scott Harman made a motion to approve the November minutes as submitted. Bob DeSanctis seconded the motion, with ayes by all, and minutes approved.

### **SUBDIVISION REGULATION COMMITTEE:**

Todd Campbell noted that the Subdivision Committee has been working on revising the Subdivision regulations in order to make them easier to understand from an Applicants point of view. He introduced Maria Rudzinski from the County Planning Board and she proceeded to pass out a draft copy of the proposed changes. She gave a very informative presentation and went over some of the items discussed during the Committee meetings.

\* There was some discussion on possibly holding one more Subdivision Committee meeting the second Wednesday of March (3/14/07) and maybe asking Laurel Wemett to attend. The Board also discussed asking Laurel to run an article in the Daily Messenger about the new Subdivision Regulations and advise people that a copy would be available for review at the Town Clerk's office.

**9:00PM** – There was no further business to come before the Board. Scott Harman made a motion to adjourn the meeting. Todd Campbell seconded the motion, with ayes by all, and meeting adjourned.

Respectfully Submitted,  
Debbie MacDowell