

West Bloomfield Planning Board Meeting

February 28, 2007

PRESENT: David Gripe, Scott Harman, Todd Campbell and Bob DeSanctis,
Alan Brind and Dick DelVecchio

ABSENT: Andrea Scott

ALSO PRESENT: Kenneth Mundt, BJ Rogers and
Scott Storke, Code Enforcement Officer

7:30pm: Chairman Gripe called the meeting to order and asked the Clerk to read the Legal Notice for tonight's Public Hearing for Kenneth Mundt.

Public Hearing:

Kenneth Mundt – (2) Lot Subdivision.... Board members reviewed comments from Tim Rock @ Larsen Engineers, Dave Good, the Highway Superintendent and Bob Bassett, the Fire Chief. Mr. Mundt stated that he wasn't only here for Subdivision approval but also hoped to get Site Plan approval as well. He noted that Site Plan approval wasn't stated in the Legal Notice. Chrmn. Gripe replied that it was all part of the Subdivision process. Mr. Mundt explained what he was proposing. Todd Campbell asked Mr. Mundt if he understood the Fire Chief's comments about making the bypass area a little bigger up by the house? He replied, "Yes" and noted he would have to find out what the turning radius is on the Fire trucks. Mr. Mundt also stated that this would be a stand-alone lot served by public utilities. He added the Well was not in use. It is only used for irrigation purposes. Bob DeSanctis asked how the electric would get back to the proposed house? "The same way", replied Mr. Mundt, and noted that he has not been able to set up an appointment with the utility company because he doesn't have an address yet. He also showed the Board members where the existing Septic was located and noted that it would be added to the revised maps. He is still waiting for DOH approval for the Septic. There were no more questions or comments and Public Hearing was closed at 7:45pm. Chrmn. Gripe stated that since the Board will be looking for revised maps, no action would be taken on this matter tonight. Mr. Mundt stated if he had known the Planning Board wouldn't make a decision until they received the revised maps, he would have brought them with him to the meeting tonight because they are done. He noted his intention was to wait until all comments were in (including DOH) and then make one last map. Chrmn. Gripe stated this procedure normally takes about (3) months and that, unless there is a really compelling reason for the Board to grant a conditional approval, they are not comfortable doing so. Mr. Mundt reiterated the fact that, if we had told him ahead of time about the comments from the Fire Chief and the Highway Superintendent, he would have been more prepared. Chrmn. Gripe explained to him that we had just rec'd their comments today as well otherwise we would have passed the information along.

Mr. Mundt asked when he would be able to get an address so he could set up a meeting with the utility companies? Chrmn. Gripe asked Scott (Storke) if he knew anything about that? Scott replied that David Good is in charge of assigning addresses and that he would be more than happy to speak to David regarding this matter. Chrmn. Gripe stated that he too would urge David Good to give Mr. Mundt a street number. There were no further questions. Todd Campbell suggested they not complete the SEQRA form until they have received the revised maps.

INFORMAL DISCUSSIONS:

Florence Lewis/Linda Lusk – (2) Lot Subdivision... Jeff Tiede (Engineer) & Mr. Lusk were present. Mr. Tiede approached the table and explained what Mr. & Mrs. Lusk was proposing. Florence Lewis is Linda Lusk's Mom. She is planning on giving them approx (34) acres that they are planning on combining with their existing (1) acre parcel that includes their house. Chrmn. Gripe noted that, in order to make the maps comply with the Subdivision Regulations, additional information would need to be included on the map. For instance, the parcel should show all setbacks, the location of the driveway, and any existing improvements, etc. Also, a letter of intent should be submitted noting that the two parcels will be combined on one Deed. He also informed Mr. Tiede that a full Signature Block was required. However, after a discussion with the rest of the Planning Board members, it was agreed that since there was no proposed new Engineering to be reviewed, the maps did not have to be sent to Larsen and therefore would not require Tim Rock's signature. It was also agreed that Signatures from the Highway Superintendent and Fire Chief would not be required either. Since this seemed more like a "lot line adjustment" and the only Signature lines required would be for the Planning Board Chairman, the Code Enforcement Officer and the Town Attorney, as the Planning Board is asking that he review and comment on the new Deed. Mr. Tiede asked if there was a list of items that need to be added to the maps? Chrmn. Gripe asked the Clerk if she would send Mr. Tiede a copy of the items discussed. Mr. Tiede asked the Clerk if she could send it to him via email and gave her his email address. At that point Scott Storke suggested that if Mr. Tiede modified the intent paragraph on the maps, perhaps a letter of intent would not be necessary. He added that the maps would have to be filed with the County and the info on the maps would be noted accordingly. Chrmn. Gripe and the rest of the Board members agreed. They again noted to include a Signature line for the Town Attorney and asked the Clerk to make sure he reviews the map before next month.

BJ Rogers/Sterling Hunter Farms – (2) Lot Subdivision... BJ approached the Board and explained that she would like to Subdivide (2) acres off her existing (18) acre parcel in order to create a building lot. She wanted information on our Subdivision procedures. She explained the Zoning Board had previously granted her a Variance (1998) in order to operate her stables on (18) acres instead of the (20) acres required by Code. She noted that she was also given an option to purchase (2) acres from Jean Rohland. Chrmn. Gripe advised BJ that she should speak to the Zoning Board about the likelihood of modifying the Variance to (16) acres. After that meeting, she could decide which course of action would be best to pursue.

NEW BUSINESS:

RV Law – The Town Board had forwarded a draft of the proposed RV Law for review and comment from the Planning Board. A long discussion ensued and after making some revisions to the draft, Chrmn. Gripe asked the Clerk to forward it to the Town Board.

January Minutes – Although the minutes were emailed to everyone, a hard copy was not present at the meeting therefore, no action was taken.

OLD BUSINESS:

Proposed Subdivision Regulations – The Board members proceeded to go over the draft page by page and agreed that Scott Storke would note revisions or comments on his copy. Scott noted he would either make the necessary corrections on the computer or fax the information to Maria.

9:45PM – There was no further business to come before the Board and Todd Campbell made a motion to adjourn the meeting. Alan Brind seconded the motion, with ayes by all, and motion carried.

Respectfully Submitted,

Debbie MacDowell
Planning Board Clerk