

## West Bloomfield Planning Board Meeting

March 28, 2007

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

**ABSENT:** Scott Harman

**ALSO PRESENT:** Mr. & Mrs. Kenneth Mundt, Charles Hiler (RAS), Dave Rose,  
Jeff Tiede (PLS), Linda Lusk, Randall Lusk, Florence Lewis,  
David Good, Hwy. Supt., & 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 two (2) Public Hearings.

### **Public Hearings:**

**David Rose** – Residential Site Plan for Lot #4 of 2002 Subdivision – Maps were passed out for the Board members to review and Chrnm. Gripe asked Mr. Rose to explain what he was proposing. He stated that he had previously subdivided land (2002) and he was now ready to build a home on one of the lots. Maps indicated a standard septic design and Mr. Rose stated the perk was completed two years ago. In his letter of 3/15/07, Tim Rock noted there was a sinkhole forming that perhaps the Highway Department should look at. David Good was present at tonight's meeting and had no comment. There were no further questions and Public Hearing phase of meeting closed at 7:40pm.

**Florence Lewis/Linda Lusk Subdivision** – Mr. Tiede passed out maps and explained what was being proposed. He gave Chrnm. Gripe copies of the "deeds" he had drawn up. He stated that he had also spoken with our Town Attorney today (DEA) and was advised how to proceed (as the documents would not suffice as deeds, they were more of a Parcel description). Chrnm. Gripe noted that he had received a letter today from Dave Anderson advising the board what documents were required and either Florence Lewis signature on the application or a letter indicating that she consents to the application. Linda Lusk presented a document showing that she had Power of Attorney for Florence Lewis. Since Mrs. Lewis was present, Chrnm. Gripe asked if she would mind signing the application. She came up to the table and signed the application. Chrnm. Gripe asked her if she knew what the application was for and she replied that she knew it was for subdividing a piece of property off her land that Linda and Randy Lusk were going to combine with their land. Chrnm. Gripe then noted that there were some other issues with the Lusk property. Mr. Lusk stated that his son Shannon has a Landscape Business and parks his equipment on the property. He also stores mulch there. Chrnm. Gripe asked if Shannon lives on the premises? The answer was yes. There was a brief discussion & Chrnm. Gripe advised Mr. Lusk the town would like him to come in and apply for a Special Use Permit. There were no further questions or comments and Public Hearing closed at 7:50pm.

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**REGULAR MEETING:**

**David Rose** – Todd Campbell made a motion to approve this Residential Site Plan application as submitted. Andrea Scott seconded the motion, with ayes by all, and motion carried. **Residential Site Plan Approved.**

**Florence Lewis/Linda Lusk** – Dick DelVecchio reviewed SEQRA form with Board members and filled out accordingly. A Negative Declaration was declared. Bob DeSanctis asked if the Town Board has reviewed or commented on the greenway? The reply was there has been no discussion to date. Chrmn. Gripe asked the Board members to review the Town Attorney's letter (dated 3/27/07) prior to making a motion. He also noted that this is an amended application due to the documents that were handed in at tonight's meeting along with the fact that Florence Lewis signed the papers tonight. Andrea Scott made a motion to approve this amended application for a (2) lot subdivision on the condition that the two new Deeds be filed within (30) days of tonight's meeting and also that the new Deeds are subject to approval by our Town Attorney. Todd Campbell seconded the motion, with ayes by all, and motion carried. **Conditional Approval was granted.**

**NEW BUSINESS:**

**Chuck Hiler (RAS)** passed out copies of a proposal to build an access building on the Rochester Academy of Science's property they already own in Ionia. There are four or five buildings there right now. We are trying to have our own building in order to have some type of Science center on the premises in addition to the Astronomy section. He explained where they were planning to build the new structure (approx. 10' from the existing storage building). It is going to be a wood frame structure, approximately 20' x 20', and be handicapped assessable. Bob McGovern is the Site Manager. He also noted they would like to start construction in April. Chrmn. Gripe advised Mr. Hiler the Board would want to see a Site Plan and a Public Hearing would be required. Therefore, they may be able to get on the Agenda in April for the Public Hearing but it would be tough to start construction in April. Scott Storke advised Mr. Hiler that perhaps they could get a copy of a map previously submitted and gave him a Site Plan application.

**OLD BUSINESS:**

**Kenneth Mundt** – (2) Lot Subdivision was tabled at last month's meeting. New plans were submitted but we are still waiting for approval from DOH. Art Babcock spoke with Scott Storke earlier today and noted that DOH has approved the maps they just haven't mailed the approval letter yet. Dick DelVecchio proceeded to review the SEQRA form with the Board members. A Negative Declaration was declared. Bob DeSanctis made a motion to approve the subdivision pending receipt of approval from DOH. Alan Brind seconded the motion, with ayes by all, & motion carried. **Conditional Approval was granted.** Art Babcock needs to drop off mylars so everyone involved can sign.

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**NEW BUSINESS:**

**January Minutes** – Dick DeVecchio made a motion to approve January minutes as submitted. Bob DeSanctis seconded the motion, with ayes by all, and motion carried. **Minutes Approved.**

**February Minutes** – Chrmn. Gripe noted the Planning Board did not revise the proposed RV Law, they commented on it. Dick DeVecchio made a motion to approve the February minutes as corrected. Bob DeSanctis seconded the motion, with ayes by all, and motion carried. **February Minutes approved with corrections noted.**

**David Good** was present at tonight's meeting to speak to the Board about the proposed Subdivision Regulations. He noted there is a chart that talks about classifications but our Design criteria has nothing in it. There is nothing in the Design criteria about the area where most of our Subdivisions are falling. He explained that he was hoping to get something in the new regulations about Design criteria, erosion issues and maybe get a little bit into underground drains. He encouraged the Board members to drive over to Factors Walk and look at the conditions. He also mentioned Tower Lakes. He noted there is a gap between 12 lots and 150 lots. He stated that Factors Walk is a great learning tool. Todd Campbell asked Dave what he thought should be changed? Dave noted there are no definitions, just a chart showing four different types of roads. Maybe the charts should come out of the subdivision regulations and be put in the Design criteria. He summed it up by saying both sections should match and right now they don't.

9:30pm – There was no further business to come before the Board and meeting was adjourned.

Respectfully Submitted,

Debbie MacDowell  
Planning Board Clerk