

West Bloomfield Planning Board Meeting

April 25, 2007

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

ALSO PRESENT: Randall & Shannon Lusk, Gary Spampinato and
Scott Storke, Code Enforcement Officer

***7:00pm: Board members arrived early in order to continue reviewing the proposed new Subdivision Regulations.**

7:30pm: Chairman Gripe called the meeting to order. There were no Public Hearings scheduled for this month.

NEW BUSINESS:

Organizational Matters – Todd Campbell made a motion to affirm the Planning Board's Meeting dates for the 3rd Wednesday of each month (Workshop) and the 4th Wednesday of each month (Regular meeting). Dick DelVecchio seconded the motion, with ayes by all, and motion carried. Bob DeSanctis made a motion to re-elect Todd Campbell as Vice Chairman of the Planning Board. Dick DelVecchio seconded the motion with ayes by everyone except Todd (who abstained from voting), and motion carried.

INFORMAL DISCUSSION:

Linda Lusk – Special Use Permit.... Chrmn. Gripe asked Shannon Lusk (Linda's son) to explain some of the specifics about the business he has. Shannon stated that he has a landscaping business and he stores mulch and equipment on the property where he lives. He currently parks (3) Bobcats on the property when they are not being used. He also has a couple fuel tanks but they are both under 250 gallons. Dick DelVecchio asked who owns the property? Shannon replied his parents (Linda & Randall Lusk) own the property. To whom will the Special Use be granted? The answer was Linda & Randall Lusk. Dick asked if he was asking for a Special Use Permit to cover the entire 35 acres? Shannon replied no. Chrmn. Gripe asked Shannon if he was the only person involved in the landscaping business or if he employed other people? Shannon replied he currently has (4) full-time (seasonal) employees that work from May thru October. Todd Campbell asked how many employees were family members? Shannon replied half (2). There was a lengthy discussion between the Board members and it was agreed that Shannon must submit (in writing) to the Board the following information:

- A Map showing the area of land to be covered by the SUP (in legal terms) as well as the Driveway distance
- Total Number of Employees
- All vehicles on the property at any given time, as well as equipment used in the operation of your business
- Hours of operation
- Location of Sanitary Facilities
- Height of Mulch piles

Chrmn. Gripe also noted they are going to run this by the ZBA for clarification of Home Occupations, High Intensity. Shannon Lusk gave the clerk his email address and asked if she would send him the above list of information needed. peakmp@hotmail.com

Gary Spampinato came in to speak to the Planning Board and get their feedback about a project he is considering. He is thinking about developing the old gravel pit on Elton Rd. and Baker Rd. into a Senior Citizen Community and was interested in what the members of the Planning Board thought about the idea. He noted it would be similar to Gypsum Mills in Victor. The homes would be modular homes of wood construction and showed the members a brochure from Ritzcraft. The community would have a rec center with all kinds of activities planned, tennis and basketball courts, and a swimming pool. He stated the average lot size would be about 120' x 60'. He mentioned that he could flatten down the existing berms and sell (3) acre lots or keep the berms up, therefore surrounding the community and maybe allowing for more peace and quiet. He would then have to limit the size of the lots to around (2) acres. The homes would be permanently anchored with vinyl skirting and have one or two trees per lot and maybe some bushes. There is no water available but there are a couple of springs on the property that could be developed. He also stated that he is certified and could put in a water treatment plant. There was some discussion on leech fields, saturation and density. There was also some discussion about this project falling under the section for a PUD development. Mr. Spampinato stated the site is about 17.2 acres and he estimated he could build about 40 – 45 houses. There was more discussion on the road and whether or not it would be dedicated or private. Chrmn. Gripe advised Mr. Spampinato that, based on the current zoning code, the maximum number of houses the Planning Board would allow him to build on 17.2 acres would be (8) eight. Or, he was more than welcome to speak to the Town Board about the possibility of rezoning that area. Todd Campbell stated that a PUD actually changes the zoning and a PUD application would have to go before the Town Board for approval. There was also a discussion on the petroleum pipeline that goes right through the middle of the property. Mr. Spampinato stated that you are not permitted to dig or disrupt an area within 25' on either side of the pipeline. He reiterated the fact that, at this time, he is only looking for an opinion and some additional input from the Planning Board on this matter. It was also noted that DEC did release the land.

OLD BUSINESS:

Curt Barnes – Factors Walk Subdivision: Scott Storke passed out new maps that Curt had dropped off at 4:00pm today and explained his proposal. There are a total of (4) lots affected by this proposed Subdivision. He is reducing (3) lots down to (2) and there is a minor lot line adjustment on the 4th lot involved. It was noted this application had to be referred to Ontario County for review and comment. Also, based on the total number of lots involved in the Subdivision, the Chrmn. agreed the Application Fees would be \$850.00.

9:30PM – Since there was no further business to come before the board, 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