

## West Bloomfield Planning Board Meeting

June 27, 2007

**PRESENT:** Chrnm. David Gripe, Todd Campbell and Bob DeSanctis,

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

Scott Harman was not present, as he has been appointed to the TB

**ALSO PRESENT:** Shannon & Randall Lusk, Jack & Beverly Prinzing, Curt Barnes, Rennie & Kathy Bloom, Janice Garvey, John Briggs, Jim Krause, Mark Wheeler and Scott Storke, Code Enforcement Officer

**7:35pm:** Chairman Gripe noted that, since there were only three (3) Planning Board members present, they did not have a quorum and therefore, would not be able to take "action" on any issues tonight.

### **PUBLIC HEARINGS:**

**Art Brokaw - (2) Lot Subdivision:**

Chrnm. Gripe advised those present that Mr. Brokaw's Engineer (Martin Janda with BME Assoc.) had called earlier in the day and asked that Art's Public Hearing be tabled until next month as he had just received a letter from our Town Engineer and he needs another month to address the concerns noted and submit revised maps.

Although the Public Hearing for Mr. Brokaw was not held, there were many residents present who asked if they could still voice their concerns over the proposed Subdivision. Chrnm. Gripe noted they were more than welcome to speak but reminded them no action would be taken on this application tonight. **Jack Prinzing** asked if the Public Hearing would be rescheduled for next month? Chrnm. Gripe replied "yes". **Beverly Prinzing** stood up and noted the Legal Notice stated that everyone would be given a chance to be heard and this was her "chance". She asked if Mr. Brokaw was going to live on the premises and wanted to know why the location of the driveway couldn't be moved to the center of the property? She also wanted to know what is going to happen in the future with the Quonset hut and the trailer? Chrnm. Gripe stated these were questions he was going to have to ask Mr. Brokaw, as he did not know the answer. Mrs. Prinzing stated there has been no harmony in the neighborhood ever since Mr. Brokaw was denied a Variance by the ZBA. She mentioned an incident that happened on 6/29/06 regarding the ROW. She noted there was a special event going on so she and her husband parked in the ROW in order to allow a limo to fit in the driveway. She stated Mr. Brokaw didn't like that and parked a trailer in the ROW all night. At 7:00 the next morning he move it. She submitted pictures for the file. She explained they would all like to live in harmony. They are concerned about what's going to happen if Art Brokaw builds a house there? **Jack Prinzing** spoke again and noted that Scott Storke was summoned out to the property because Art was digging and proceeding with the excavation process before obtaining any approval or Permits. Even though a Stop Work order was issued, Mr. Brokaw went right out the next day and continued to perform work on the site. Jack noted that Art had

laid pipe in the ditch and started filling it in. [Mark Wheeler](#) asked if the applicant would have to explain what he is proposing at next months meeting? The Chrnm. replied yes, when the Public Hearing is held, Mr. Brokaw or his Engineer will explain their proposal. [John Briggs](#) noted he is concerned about land as there is a 3<sup>rd</sup> tank buried there and asked if any studies have been done on ground contamination? He mentioned the possibility of leakage and asked if DEC would be involved? Also, what would become of the Quonset hut? [Rennie Bloom](#) spoke and noted that, even though the business is gone, nothing else has changed. Art continues to do things without the permission of the town. He pointed out the location of the septic is in a different area than what the drawing shows. He also stated that he believes Art has rights as a landowner but he also has a responsibility to the neighbors. He commented that Art has no respect for anyone. Rennie said he went over to try and talk to Art (yesterday) and Art started ranting and swearing and bringing up some of the problems they had in high school. Art also mentioned a problem he had with water in the Quonset hut from Rennie's distribution box. Rennie stated that he asked Art why he just didn't come and talk to him about it? According to Rennie, Art replied I can't talk to you. I never could. Rennie stated the culvert is almost all installed too. It's the same thing over and over again with Art. He has no disregard for the rules. [Jack Krauss](#) was present and asked if we had received a copy of the Driveway Easement yet and if so, has it been recorded by the County Clerk? We have rec'd a copy of the Easement however we have no record of it being recorded with the County Clerk. [Rennie](#) asked if we had rec'd comments back yet from the Town Engineer, Fire Chief or Highway Superintendent? Todd Campbell answered yes and added that most of the items mentioned by everyone tonight are addressed in their comments. He also noted the Planning Board would be going over everyone's concerns with Mr. Brokaw at the next meeting. Chrnm. Gripe explained some of the concerns noted in Tim Rock's June 22nd letter. Rennie Bloom commented the finished grade will be higher than anything around it and he is concerned about the drainage issues. He is also worried about Art not putting in the system that is approved. Rennie's distribution box is another issue. Art claims it is on his property (and part of it is) yet it is not shown on the maps. [Mr. Krauss](#) noted the driveway easement submitted refers to the January maps, not the revised ones.

### **OLD BUSINESS:**

#### **[Linda & Shannon Lusk](#) - Special Use Permit:**

Shannon Lusk was present and noted that he had received the Planning Boards letter dated 7/26. Chrnm. Gripe explained the difficult time the Planning Board had in trying to determine whether or not his business would meet the criteria for a home occupation, high intensity. Shannon asked what the next step would be? Chrnm. Gripe advised Shannon that he could withdraw his application and try to find something in an area where zoning would allow him to operate his business or go forward with a Public Hearing on his application. If his application were denied, he could apply to the ZBA for a Variance. Chrnm. Gripe pointed out that some of the conditions are very hard to prove though. Shannon stated he would withdraw his application. He was advised to confirm this decision in an Email to the Clerk or by written request to the Planning Board.

**Curt Barnes - Re-Sub:**

There are many issues that need to be addressed before this matter can precede any further. Chrmn. Gripe asked Curt when the Board could expect revised maps? Curt replied that any (pending) information the Planning Board is waiting for would be coming from Tim Rock. Scott Storke advised Curt we are waiting for revised maps from him, not Tim Rock. The clerk advised Mr. Barnes that he needs to submit revised maps at least one week before the Planning Board meets (not the night of the meeting) so she can forward them to all those involved in the process for review and comment.

**Parrish Mine:**

Chrmn. Gripe read the letter from Wayne Parrish regarding the completed reclamation process of the Mine. He asked the Clerk if she would call DEC and ask if they could forward a copy of their approval (letter) mentioned in Curt's letter, for our files.

**9:00PM** - There was no further business to come before the Board.

Respectfully Submitted By,

Debbie MacDowell