

## West Bloomfield Planning Board Meeting

August 15, 2007

**Present:** Chrmn. Gripe, Todd Campbell, Dick DeVecchio, Brad Lins, Alan Brind and Bob DeSanctis    **Absent:** Andrea Scott

**Also Present:** Jack Prinzing, James Krause, Shannon Lusk, Kelly Sullivan, Laurel Wemett, Tim Rock (Larsen Engineers) and Scott Storke, Code Enforcement Officer

**7:30PM** - Chrmn. Gripe called the meeting to order.

### INFORMAL DISCUSSION:

**Art Brokaw** - Scott Storke advised the Board members that he observed the perk test for Art Brokaw and both parcels perked. It appears that, in the area where the perk test was performed, the ground had gone thru a freeze-thaw cycle. Chrmn. Gripe noted however that, as of now, we still do not have a complete application. He also noted that he has asked David Anderson to come to the next Workshop meeting. Bob DeSanctis asked if any additional site work has been done. Scott Storke replied that the silt fence has been reinstalled properly. Bob DeSanctis asked if the subdivision is not approved, for whatever reason, is Art Brokaw under any obligation to restore anything on the property back to its original condition? The answer was no. It is his property. If he wanted to demolish the Quonset hut, he would need a Permit for that.

**Linda & Shannon Lusk: Special Use Permit** – Home Occupation, High Intensity  
Shannon Lusk was present and advised the Board he has leased space in Honeoye Falls and plans to keep some of his vehicles there. He noted the Board members could decide what parameters they wanted him to fall into. Chrmn. Gripe advised Shannon he had to follow the guidelines for a Home Occupation, High Intensity in the AG District (Section 140-77) and reminded him that he was also given a copy of that information. Shannon was also advised the Board would require him to move any equipment on the property out back and that he would also need to add some screening or buffering between the road and the neighbors. Todd Campbell mentioned that if Shannon were planning on keeping two or more vehicles on the property, they would have to be parked in a garage. There were no more questions. Chrmn. Gripe advised the clerk to schedule a Public Hearing on this matter for September.

**Linda (Shannon) Lusk: (3) lot Subdivision** - Preliminary maps were dropped off today for this proposed subdivision. The Planning Board had many questions and concerns. There were no houses shown yet, site distance on the driveway was discussed. Chrmn. Gripe asked why a flag lot was needed on the back corner of the property. Shannon noted that he and Linda have life use of the old railroad bed (from his Grandmother/Florence Lewis) and they needed the flag lot to have access to the land. Chrmn. Gripe advised Shannon that a SWPPP would be needed and also that his application would also have to be referred to Ontario County for their review and comment. Scott Storke noted that Jeff Tiede (Engineer) should label the parcels with numbers (1, 2 & 3) instead of letters.

**April, May and June Minutes:** Although the Board voted on each month individually, the procedure was the same for each. Alan Brind made a motion to approve, which was seconded by Todd Campbell, with ayes by all and minutes were approved.

**Conn Road:** Special Use Permit - Scott Storke drafted a letter to Joe Spezio (as requested by Chrmn. Gripe) regarding a change in one of the conditions (regarding the stone) of the SUP. The members all agreed the letter was fine as is and could be mailed.

**Factors Walk** - Scott Storke advised the Board members that Curt Barnes is no longer the owner of the Factors Walk project. The new owner contacted us today. Apparently, Curt has not owned the land since April 2007. The Board members discussed the project and expressed concerns about the fact that a retention pond has not been created, easements are needed, and the fact that the road hasn't been dedicated yet, to name a few. They wanted to know who was responsible for taking care of these matters? What about the Letter of Credit? What about the current re-sub application on the table? They discussed whether or not the new owners would take over the re-sub application or would they be required to submit a new one? Tim Rock advised the Board members that, at last weeks meeting with Curt Barnes, it was left that Civil Solutions (the Engineer) was going to generate new drawings. Scott Storke noted he would contact Dave Anderson and also speak with the new owner.

**RV Law** - The Board members discussed this and noted they still had the same questions and concerns expressed the first time around.

**9:00PM** - Brad Lins made a motion to adjourn. Motion was seconded by Bob DeSanctis with ayes by all and motion carried. Meeting Adjourned.

Respectfully Submitted,

Debbie MacDowell  
Planning Bd. Clerk