

## West Bloomfield Planning Board Meeting

October 17, 2007

**PRESENT:** Chrmn. Gripe, Vice Chrmn. Campbell, Brad Lins, Bob DeSanctis & Alan Brind

**ABSENT:** Andrea Scott & Dick DelVecchio

**ALSO PRESENT:** Art Brokaw, Jack & Beverly Prinzing, Dale Twardokus, Tim Rock, Rick Hannon, Scott Benson, John Briggs & Scott Storke, Code Enforcement Officer

**7:30pm:** Chrmn. Gripe called the meeting to order and asked the Clerk to read the notice for tonight's Public Hearing.

### **PUBLIC HEARING:**

**Factors Walk:** (4) Lot Re-Sub... Rick Hannan stood up and explained that he and Dale Twardokus own Old Dutch Development Corp. and as of today, they now own Factors Walk. The closing was today. He passed out copies of the new Deed and asked how to proceed with getting the Drainage District formed. Tim Rock advised Rick that he would need to submit a written request to the Town Board asking them to create the District and that a Public Hearing would also be held. At this point, Chrmn. Gripe gave a brief history of the Factors Walk project and what the new (re-sub) application was for. He explained why a Drainage Easement was also needed. There were no questions and Public Hearing closed at 7:45PM. **SEQRA:** Dick DelVecchio was absent so Todd Campbell filled out the form. Bob DeSanctis made a motion to declare a negative declaration on the SEQRA. Alan Brind seconded the motion, with ayes by all, and motion carried. Chrmn. Gripe asked if the Board was ready to vote on the Re-Sub? Todd Campbell made a motion to approve the (4) lot Re-Sub and noted the following items must be taken care of:

- Letter of Credit Approved by Town Attorney
- Drainage District formed
- Drainage Easements Approved & Recorded
- Hold a pre-Construction meeting with Scott, Tim, Jim Powers, Rick and Dale

Alan Brind seconded the motion, with ayes by all and motion carried. **Re-Sub Approved.** Rick Hannan asked what the procedure was for getting the maps signed. Scott Storke advised him that we need the mylars and (5) copies of the map so all those who sign can keep a copy for themselves. Then, after he gets the maps filed at the County, he should send us (2) copies for our files.

**Scott also noted the Easements must be filed before the map gets filed.**

**SKETCH PLAN REVIEW:**

[Art Brokaw](#): (2) Lot Subdivision...New maps were passed out and discussed. Art asked if the Board had everything they needed to schedule the Public Hearing for November? Chrmn. Gripe replied yes. Mr. Brokaw left. There was a question about whether or not the Utility & Drainage Easements were sent to Dave Anderson for review & comment. Chrmn. Gripe asked that a letter be sent to Art Brokaw and his Engineer (Martin Janda) noting that after they reviewing the file for completeness, the Board realized they did not have a copy of the Utility and Drainage Easement and since they have been instructed by the Town Board not to grant any conditional approvals, this information will be needed before they can move forward. Also, all Invoices must be paid in Full by November 14<sup>th</sup> in order for a Public Hearing to be scheduled.

**NEW BUSINESS:**

[August](#) and [September Minutes](#): There were still some corrections to be made. Board will table until next month.

[November Meeting Date has been changed to the 28<sup>th</sup>](#) due to the Thanksgiving Holiday. Chrmn. Gripe made the motion. Alan Brind seconded it, with ayes by all, and motion carried.

**OLD BUSINESS:**

[Jeff Ball](#) - proposed Residential Site Plan... We have not heard anything back from Tom Tenny regarding the letter we sent him on May 25<sup>th</sup> asking that a [SWPPP](#) be submitted. Chrmn. Gripe asked that another letter be sent to Mr. Tenny.

[8:30PM](#) – There was no further business to come before the Board. Bob DeSanctis made a motion to adjourn. Brad Lins seconded the motion, with ayes by all and motion carried.

Respectfully Submitted,

Debbie MacDowell  
Planning Board Clerk