

West Bloomfield Planning Board Meeting

November 28, 2007

PRESENT: Chrmn. Gripe, Vice Chrmn. Campbell, Brad Lins, Bob DeSanctis,
Alan Brind and Dick DelVecchio

ABSENT: Andrea Scott

ALSO PRESENT: Art & Marie Brokaw, Jared Hirt, Esq., Jack & Beverly Prinzing,
Randy & Shannon Lusk, Jeff Tiede (Engineer), Kathy Bloom, Mark Wheeler, Pam Bayer
Keith Sanford, Martin Janda (Engineer) and Scott Storke, Code Enforcement Officer

7:35pm: Chrmn. Gripe called the meeting to order and asked the Clerk to read the notice for tonight's Public Hearing.

PUBLIC HEARING:

Art Brokaw: (2) Lot Subdivision...Chrmn. Gripe asked Mr. Brokaw if he would please explain his proposal to those present. Martin Janda, Mr. Brokaw's Engineer put the map up on the easel and explained the details of the proposed (2) lot Subdivision. The Chrmn. asked if there were any questions? Jack Prinzing and Mark Wheeler both wanted to know why the people who own property on either side of Mr. Brokaw's proposed Subdivision (Mr. Kraus and Mr. Bloom) have recently been told they will have to install a modified (raised bed) Septic System and Mr. Brokaw can get away with a conventional system? Kathy Bloom wanted to know if there if there would be a condition set on what time the noise of the construction could begin in the morning? Chrmn. Gripe stated the Town does not have a noise ordinance. Mark Wheeler asked what the minimum size requirements are for the home that could be built on the front lot, as well as the septic? Chrmn. Gripe replied 1200 Sq. Ft. and a Septic based on that size. There were no further questions or comments and Public Hearing phase of the meeting was closed at 7:45PM.

SEQRA: Dick DelVecchio went through the questions on the SEQRA out loud and filled out the form accordingly. He then made a motion to declare a negative declaration. Todd seconded the motion, with ayes by all and motion carried.

Driveway Easement: Chrmn. Gripe asked Mr. Hirt if he had reviewed the letter sent to the Planning Board by Mr. Kraus's attorney? Mr. Hirt replied that he had just recently been given a copy of the letter and was surprised by it's content, as it was he, along with Mr. Kraus's Attorney that had prepared the Easement. He also stated this is not a Town issue. Chrmn. Gripe noted that he agreed. It must be worked out between Mr. Kraus and Mr. Brokaw.

Chrmn. Gripe asked if the Planning Board members were ready to proceed with the vote on Mr. Brokaw's application? Dick DelVecchio spoke first and noted that, although the Planning Board is sensitive to the critiques everyone has brought forward with regards to this application, it appears Mr. Brokaw has met all the requirements set forth in our Subdivision Regulations and it is our responsibility now to proceed and take action on his application. Dick then noted he would like to make a motion to approve Mr. Brokaw's application and maps for a (2) lot Subdivision. Chrmn. Gripe seconded the motion and requested a roll call vote. There were ayes by David Gripe, Dick DelVecchio, Alan Brind Bob DeSanctis Brad Lins. There was one nay by Todd Campbell.

The subdivision was approved, as there were a total of (5) yes votes and (1) no vote. Scott Storke advised Martin Janda to forward at least (3) copies of the signed maps after they have been recorded at the County for our files.

SKETCH PLAN REVIEW:

Linda & Shannon Lusk: (3) lot Subdivision... Jeff Tiede (Shannon's Engineer) was present and explained what was involved in the proposed subdivision. There was some discussion on ownership of the railroad as the proposed driveway crosses over it. Dick DelVecchio also mentioned there has been some discussion about the possibility of developing a "rail-trail" in West Bloomfield and they are hoping that people who own portions of the railroad would be in favor of accommodating something like that. Chairman Gripe advised Mr. Tiede that, in order for this application to move forward, a Grading and Drainage plan must be submitted for parcel #1 and #2, along with copies of any easements involved. The need for an emergency bypass area on driveways longer than 500' was also explained. Mr. Tiede stated he would plan on coming before the Planning Board again until January, as he would not be able to submit the information in time for the Planning Board's December meeting.

David Spenser / Pam Bayer & Keith Sanford: (2) lot Subdivision... Pam Bayer was present and explained her proposal to subdivide her property and sell approximately (36) acres to Mr. Spenser. Art Babcock will be forwarding the grading and drainage plans. There was some discussion about the existing "right of way" shown on the map, as well as the easements shown. Chrmn. Gripe advised her that copies of the easements must be submitted at least two weeks prior to the next Planning Board meeting, as they have to be reviewed by our Town Attorney. The Grading and Drainage plans have to be submitted as well as they must be reviewed by our Town Engineer, Highway Superintendent and Fire Chief. She noted that she is an Attorney and would be drafting the Easements.

NEW BUSINESS:

August Minutes... Alan made a motion to approve the minutes as submitted. Todd seconded the motion, with ayes by all and motion carried. **August minutes approved.**

9:00PM – There was no further business to come before the board. Dick DelVecchio made a motion to adjourn, seconded by Alay Brind, with ayes by all and meeting was adjourned.