

West Bloomfield Planning Board Meeting

January 16, 2008

PRESENT: Chairman Gripe, Dick DeVecchio, Todd Campbell, Alan Brind,
& Brad Lins

ABSENT: Bob DeSanctis

ALSO PRESENT: Neil Belcher, Debby Cornell, Wendi Bennett and
Scott Storke, Code Enforcement Officer

7:30pm: Chrmn. Gripe called the meeting to order.

INFORMAL DISCUSSION:

Neil Belcher – proposed (2) lot subdivision Neil passed out a sketch/overview map of his property on Seymour Rd noting the layout of his proposed subdivision. He owns approximately 106 acres. He explained that he has a prospective buyer for the tree farm, which encompasses approximately 100 acres. He plans to keep the existing house and remaining 6 acres. The buyer wants to continue the Christmas tree farm. Neil wanted to know what information and/or maps would be required? Chrmn. Gripe explained to Neil that he would need to submit an application along with the required maps. Neil asked what information was needed on the maps? Chrmn. Gripe suggested that he obtain a copy of our subdivision regulations, as they outline all the information required on the maps. Neil asked what type of information he needed to show on the (100) parcel that included the Christmas tree farm? Chrmn. Gripe again stated the maps must be in accordance with our subdivision regulations and went on to mention *some* of the items that must be listed. Neil stated that he didn't understand why he had to hire an Engineer and spend possibly hundreds of dollars to show such things as a house, driveway, perk tests, septic, etc. when the person buying the property was going to utilize the tree farm and had no intentions of building on the property. Chrmn. Gripe explained there used to be a "waiver" clause in the regulations for circumstances similar to this however the Town Board removed that option. Neil continued to explain that he didn't understand why he should have to provide a Site plan for this project. Chrmn. Gripe suggested that he attend one of the Town Board meetings and speak to them.

Debbie Cornell - Sweet Shop... Debbie was present and explained to the Board that she would like to operate a Sweet Shop in the building space where Stephanie Johnston had previously been granted a permit to operate a gift shop. There was some discussion on what type of paperwork or application Debbie had to submit and whether or not this would require a Special Use Permit.

Scott Storke advised the Planning Board that a Special Use Permit was not needed, as it is a permitted use in that zone subject to Site Plan review. The Planning Board decided to [waive Site Plan review](#) for this application. Dick DelVecchio made a motion to approve the gift shop/chocolate shop at 9104 Rt. 5 & 20, per [Section 140-37, paragraph L](#). He also stated that a [Public Hearing was not required](#) for this application based on the Board's interpretation of the exception allowed in [Section 140-114-B.3a](#). Todd seconded the motion with ayes by all and motion carried. [Gift/Choc. Shop Application approved](#).

OLD BUSINESS:

Linda & Shannon Lusk: Special Use Permit..... Scott advised the Board of his conversation with Linda regarding the conditional approval granted by the Planning Board (for the SUP) and the fact that all of these conditions have not been observed. He advised Linda to have Shannon call when he is ready for an inspection. There was some discussion on this matter and the Board agreed that, if we haven't heard from Shannon by February, we should send him a letter indicating that "we had expectations that the conditions of your approval would be met when your peak season was over and before your next season started....."

NEW BUSINESS:

September Minutes: Dick made a motion to approve the minutes as received. Brad Lins seconded the motion with ayes by all and motion carried. [Minutes approved](#).

October Minutes: Dick made a motion to approve the minutes. Chrmn. Gripe seconded the motion with ayes by all and motion carried. [Minutes approved](#).

November Minutes: Todd made a motion to approve the minutes. Dick seconded the motion with ayes by all and motion carried. [Minutes approved](#).

The **December Minutes** need to be corrected as noted. They would like the **January Workshop Minutes** to reiterate the fact that the Planning Board was unable to take action on Pam Bayer's Subdivision since they did not have a quorum present at their December 19th meeting but Chrmn. Gripe assured her they would vote on this matter as soon as a quorum could be mustered. They did have a quorum present for the January 2nd Workshop Meeting therefore, the Planning Board voted on Pam Bayer's Subdivision (as agreed), even though the Board normally does not take any action at Workshop Meetings.

Confirmed February 6th JOINT meeting with Town Board and Maria Rudzinski

9:45: Since there was no further business to come before the Board, Todd made a motion to adjourn, seconded by Dick, with ayes by all and motion carried. [Meeting Adjourned](#).

Respectfully Submitted,
Debbie MacDowell