

West Bloomfield Planning Board Meeting

May 21, 2008

PRESENT: Chairman Gripe, Todd Campbell, Alan Brind, Bob DeSanctis,
Brad Lins, Dick DelVecchio & David Crystal

ALSO PRESENT: Shannon Lusk, Kelly Sullivan, Jeff Tiede, Scott & Rita Sadwick,
Rick Hannan, Dale Twardokus, James Campbell, Tim Rock, P.E.
and Scott Storke, CEO

7:30pm: Chrmn. Gripe opened the meeting and asked the clerk to read legal notices for the (3) Public Hearings that were scheduled for this meeting.

PUBLIC HEARINGS:

Estate of Mable Belcher – (3) Lot Subdivision: Jim Campbell, the attorney for Scott & Rita Sadwick and Brad Lins was present and addressed the Board. He explained that his clients wanted to expand their existing residential lots by adding land to them that was being subdivided off the Estate of Mable Belcher. The land will be combined with each of their existing parcels (with house) on one tax map number. The Attorney gave Scott a draft of the new Deeds. Chrmn. Gripe asked the clerk to send these to the Town Attorney for review and comment. No questions or comments and Hearing closed at 7:40PM.

Linda & Shannon Lusk – (3) Lot Subdivision: Chrmn. Gripe noted that Vice Chrmn. Todd Campbell would proceed over this portion of the meeting as he (Chrmn. Gripe) was not present at the Planning Board Workshop when this matter was discussed. Jeff Tiede was present and noted he has not addressed the double width driveway and dry hydrant requested by the Ionia Fire Chief, and the removal of the (2) farm driveways per the request of the Town Engineer. Vice Chrmn. Campbell asked Shannon if he planned on removing the farm driveways. Shannon said he would remove whichever one they want removed. Vice Chrmn. Campbell asked if they were to go to one driveway, could it be located up the middle and noted an old letter from David Good to Randall Lusk asking the same thing. Tim Rock noted the farm driveway closest to railroad is too close to the culvert of the road. He met with Jim Powers and it was suggested that, if they were to put a farm driveway up the middle, there would be more site distance. Revised maps must show the new farm driveway. Tim Rock advised Shannon they could use the culvert pipe on the driveway closest to parents house for the new farm driveway. We have not rec'd any comment back from Lynn Parrish since we forwarded him the maps rec'd on 5/7/08. Shannon advised the Board that the whole driveway up to the turn-a-round will be 20' and the entrance to the road will be 30'. Easements are in order. Vice Chrmn. Campbell advised Shannon that a question came up at the workshop as to whether or not he would be willing to give/allow the town access to the railroad bed for the purpose of creating a hiking trail? Shannon stated that he was ok with doing that but he would have to ask his Mom, as he does not own that portion (railroad bed) of the property. Linda Lusk and Tim Lewis own the property that includes the railroad bed. Chrmn. Gripe stated technically this is Linda's subdivision as she (along with Shannon) submitted the application and she

owns the property. Chrmn. Gripe noted that he'd like to have something in writing from Linda saying she's agreeable to granting some type of Conservation Easement along the railroad bed for a hiking trail. It doesn't have to be anything legal. Jeff Tiede asked if we would need verbiage drawn up for an Easement? Chrmn. Gripe replied yes and we would have our Town Attorney draft one. Dick DelVecchio also noted if there was some type of rail trail implemented, the State would mark the road at the (trail) crossing and it would give the Town an opportunity to ask the State to reduce the speed limit on the road to 45mph. Jeff Tiede stated he would forward revised plans showing the (2) existing farm driveways removed and the location of the new farm driveway. Vice Chrmn. Campbell asked that revised maps also have a note on them regarding the Conservation Easement. Tim Rock advised the Board this matter also needs to be referred to the Town Board. He also pointed out that Conservation Easements relieve the landowners of any liability or maintenance because the Town would take care of that. There were no further questions or comments. Public hearing closed at 8:00PM.

Factors Walk Phase II – (17) Lot Subdivision/Final Plat review: Rick Hannan was present and noted they are here hoping to be granted final approval on Phase II. He stated the Drainage district is still a sore spot. We've done everything we can do. The people will not sign the petition for a new drainage district. He noted Dave Anderson was supposed to talk with Scott Storke or Tim Rock today. Tim stated that he didn't call. Vice Chrmn. Campbell advised Rick that he needs to submit a request to the Town Board asking them to adopt a "district" and the Town would form a Drainage Dist for that property. Tim Rock explained how it works. Rick asked why it's his responsibility to form a drainage district. Tim explained it has to do with the SWPPP. Rick asked what if I do all this other work and it doesn't add up to 50%, then what? Tim... then it's the discretion of the Town Board. Rick asked if this was a condition of final approval. Tim answered yes. Tim explained again what items could be use to encompasses the value of (the drainage district). The Letter of Credit for phase I can also be used. Tim noted the Drainage District is simply a taxing mechanism that the town uses. If the homeowners take care of their property and maintain it, there is no extra assessment. If they don't and the town has to maintain it and mow it, then the residents have to pay for it. Scott Storke mentioned (to Rick) that they (Old Dutch) have some leverage with the residents as Old Dutch has given them a ROW into and out of the development. The road still has to be dedicated and until a Drainage District is formed, the road will not be dedicated. Therefore, no plowing or maintaining of the roads will be done. We still will need Easements for the drainage structures you have there. Rick affirmed that he has to go to the Town ask for them to form a Drainage District? Yes. There were no further questions and Public Hearing closed at 8:45PM.

REGULAR MEETING:

Estate of Mable Belcher: Dick read & answered all the questions on the **SEQRA** form. Todd Campbell made a motion to declare a negative declaration. Alan Brind seconded the motion and there were ayes by all except Brad Lins, who abstained (as he was one of the applicants) and motion carried. Todd Campbell then made a motion to approve the Subdivision as submitted. Dick DeVecchio seconded the motion with ayes by all except for Brad Lins, who abstained, and motion carried. **Subdivision Approved.**

Lusk Subdivision... Dick read & answered all the questions on the **SEQRA** and noted the proposed Conservation Easement must be noted on SEQRA form. Todd Campbell made a motion to declare a negative declaration. Alan Brind seconded the motion with ayes by all, and motion carried. Todd made a **motion to approve** the subdivision per the map submitted on May 7, 2008, with the following **conditions**:

1. The two existing farm driveways must be removed from the final maps and a more centrally located farm driveway be shown.
2. There must be some verbiage on map with regards to Conservation Easement.

Bob DeSanctis seconded the motion with ayes by all and motion carried. **Subdivision conditionally approved.**

April Minutes – Bob DeSanctis made a motion to accept the minutes as rec'd. Brad Lins seconded the motion, with ayes by all and motion carried. **Minutes Approved.**

Pre-Application Meetings: Scott Storke discussed the pre-app meetings that will be required as soon as the revised Subdivision Regulations are in effect and what the procedure will be for deciding which Planning Board member will sit in at each meeting. There was also a discussion on reviewing the “areas of expertise” since we have recently acquired a new Planning Board member and haven't really updated the list. Chrmn. Gripe asked the Clerk to put on the Agenda for discussion at the next meeting.

Factors Walk Phase II...The SEQRA form did not have to be completed at tonight's meeting as it was addressed at the time of the original Factors Walk approval (3/22/89). There was a brief discussion on whether or not the Board was ready to vote and what conditions (if any) would be imposed. Tim Rock noted the formation of the drainage district for Factors Walk is a Town Board issue, not a Planning Board one. It was also noted the Access Easements & Drainage Easements have not been submitted to us for review by our Town Attorney. Dick DeVecchio made a **motion to approve** the final plat map for Factors Walk Phase II on the following **conditions**:

1. Developer must comply with comments in May 20th letter from Tim Rock
2. Developer must present the Town Board with a petition for a Drainage District

Todd Campbell seconded the motion with ayes by all and motion carried. **Subdivision conditionally approved.**

9:15PM – Dick motioned to adjourn, seconded by David C., with ayes by all.