

## **West Bloomfield Planning Board Meeting**

June 18, 2008

**PRESENT:** Vice Chrmn. Todd Campbell, Alan Brind, Bob DeSanctis,  
Brad Lins, & David Crystal

**ABSENT:** Chrmn. Gripe and Dick DelVecchio

**ALSO PRESENT:** Mr. & Mrs. Mansfield, Mr. & Mrs. Whitmore  
& Scott Storke, Code Enforcement Officer

**7:30PM** – Chrmn. Gripe was absent so Vice Chrmn. Campbell called the meeting to order. There were no Public Hearings scheduled for this month.

### **REGULAR MEETING:**

**Bruce Whitmore** (2) lot Subdivision – Mr. Whitmore was present and explained his proposal. Clerk was advised to send maps for Preliminary Plat review to Tim Rock, Fire Chief and Jim Powers. It was noted the details shown on the remaining lands are enough. Vice Chrmn. Campbell asked if we would want to see the existing septic for the existing house? Scott Storke noted we should ask Mr. Whitmore to verify the location of the existing septic and make sure it doesn't encroach on the parcel being subdivided off and that it does not need to be shown on map. Mr. Whitmore stated that Art Babcock already sent this to Health Dept for approval. We need to check on whether or not this needs to be referred to the County. Vice Chrmn. Campbell advised the clerk it was ok to schedule this application for a Public Hearing at their July 16<sup>th</sup> meeting.

**Jim & Carole Mansfield** (2) lot Subdivision - Mr. Mansfield stated his application was for land transfer only as Sue McCabe is going to buy land from him to add to her existing lot under one tax map #. Mr. Mansfield brought in a (personal) map he had showing a little more info and explained how he had acquired each parcel. They currently have (4) deeds. Pratt's originally owned the land (42 acres). In March of 1986 they sold 12.8 acres of land (without a Subdivision being done) to Mr. & Mrs. Mansfield. Then in July of 2002, they sold 28.2 acres of land to them (again without Subdivision/Planning Bd. approval). Mr. Mansfield asked if the land has to be resurveyed and combined to the parcel where their existing house is? The Board said no. They suggested Mr. Mansfield combine all the lots on one tax map # and then subdivide the 6-7 acre parcel off your "parent" parcel to sell to Sue McCabe. Scott stated that State subdivision laws say you cannot approve a subdivision without road frontage. Vice Chrmn. Campbell advised Mr. & Mrs. Mansfield to check with their lawyer on how to combine all the parcels.

**SUP for 5 & 20 Mine** – Send letter to Sue Keister and ask her to bring a copy of map she filed with DEC so we can see where the “105” number (permit modification area) came from.

**Tower Lake Estates:** Larry Heininger was not present. Vice Chrmn. Campbell noted he has a long list of questions involving this application. Things such as How many more “Sections” will there be, What are the future plans for Section2, is an Access Easement needed, what about the Drainage District, has a SWPPP been done, etc. He also noted we need a letter from DEC saying that DEC is no longer involved. We would also like to see something from Army Corp of Eng about Wetland Mitigation. Some items on the maps submitted need to be revised; title block, map pages to note sheet 1 of 2 and 2 of 2, Site details needed for lot #2, etc. Vice Chrmn. Campbell stated he is uncomfortable not knowing what the future plans are.

**May minutes -** David Crystal made a motion to approve Minutes as submitted. Brad Lins seconded the Motion with ayes by all and motion carried. **Minutes Approved.**

**AREAS OF EXPERTISE:** **Dick DelVecchio...SEQRA**  
**Todd Campbell...Master Plan**  
**David Crystal...Subdivision**  
**Alan Brind...Design Criteria**  
**Brad Lins.....Mining**

**9:15PM** – There was no further business to come before the board and Bob DeSanctis made a motion to adjourn. David Crystal seconded the motion with ayes by all and motion carried.

Respectfully Submitted By,

Debbie MacDowell