

West Bloomfield Planning Board Meeting

October 15, 2008

PRESENT: Chrmn. Gripe, Alan Brind, Bob DeSanctis, Brad Lins & Dick DelVecchio

ABSENT: David Crystal, Bob DeSanctis and Todd Campbell

ALSO PRESENT: Tim Rock (Larsen Engineers), Dale Twardokus (Old Dutch Dev.) & Scott Storke, Code Enforcement Officer

7:35PM – Chrmn. Gripe called the meeting to order.

Factors Walk Phase 2A: Dale Twardokus was present and explained they would like to proceed with this project in phases due to tax purposes. They have been advised it will cost around \$1,500.00 for each subdivided lot per year (approx. \$22,500.00). Dale noted they could install and market the lots a lot quicker if they only worked on (5) lots at a time. Tim Rock was also present and voiced some of his concerns:

- The road should be extended to station 35 so a T section can be put in so the Town can turn the snowplow around (approx 200' more road).
- A Letter of Credit will be required before building this road as the Town needs some kind of assurance from the Developer that he's either going to connect the road or put in a cul-de-sac.

Dale stated they do plan on doing the whole road, there is no question about it, and they will complete the road. He reiterated that phasing the project would make it easier to get started and they definitely intend on completing the road. Alan Brind asked where the "paper road" (future right of way) was on the map? Dale noted it was shown on the newest Mylar (which has not been submitted yet). There was a question about whether or not a Public Hearing was required to approve a phase line? Dale was advised to get the correct plat cover sheet and then have everyone resign the maps because if everyone signs the original maps (showing 16 lots) and then the map doesn't get filed, the entire phase II approval would become null and void. Since Dale agreed to extend the road to station 35, he was advised the new map could show up to (7) parcels. There were no further questions and Dick DelVecchio made a motion to approve up to (7) parcels on Phase 2A of the Factors Walk Subdivision with all revisions noted. Chrmn. Gripe seconded the motion with ayes by all and motion carried. **Phase 2A approved.**

Tim Rock suggested that Dale start generating a Letter of Credit. Scott Storke noted that we also need the verbiage for the cul-de-sac noted on the maps indicating the Developer will provide the land for it. He mentioned there was some legal verbiage to accomplish this.

Tower Lake Estates – (2) Lot subdivision... Since Tim Rock was present, Chrmn. Gripe asked if he had any concerns. Tim offered the following comments:

1. The biggest impediment to approving this subdivision is making sure the ACOE issues have been settled.
2. The letter from ACOE must be signed and notarized by Mr. Schultz by 10/31/08
3. We will need a copy of the Water Quality Certification from DEC as noted in bold print in the letter from ACOE
4. Completion of the Water & Drainage District because if the lot (#1) is approved without the Districts being approved, the person buying the lot would most likely not want to join after the fact.
5. Lot #1 shown on the new plans was originally Lot #15 of the original proposed subdivision and was initially approved by DOH. Larry Heiningner needs to confirm that DOH still approves this, especially since he changed it from Lot #15 to Lot #1
6. A 1" Water service is more than adequate. The 1½" shown is not needed
7. The culvert shown on Lot #2 is too small and too high. It needs to be removed from plans or it needs to be made significantly bigger.

Chrmn. Gripe asked Scott Storke to send Larry Heiningner a letter explaining the concerns mentioned above and advise him the Planning Board will not proceed any further on this matter until these issues have been addressed and the letter from ACOE has been signed and notarized.

He also noted this submission will be treated as Sketch Plan review and, depending on what is decided about the Drainage District, sheet #5 would have to be revised. We could also ask Dave Anderson what provisions a Developer could make to ensure that the entire subdivision would be included in the Drainage & Water Districts if they are formed after some of the lots have been sold.

Jeff Ball – Residential Grading, Drainage & Utility Plan (Tenny Subdivision)... The Board members reviewed the revised maps and SWPPP submitted for this lot and there were no questions. Alan Brind made a motion to approve the Residential Grading, Drainage & Utility Plan as submitted. Dick DeVecchio seconded the motion with ayes by all and motion carried. **Residential Plan approved.**

9:00PM – There was no further business to come before the Board. Dick made a motion to adjourn the meeting, with a 2nd by Brad Lins and ayes by all.

Respectfully Submitted,

Debbie MacDowell
Planning & Zoning Clerk