WEST BLOOMFIELD PLANNING BOARD WORKSHOP
October 1, 2008

PRESENT: Chrmn. Gripe, Brad Lins, Dick DelVecchio, Alan Brind, David Crystal, Todd Campbell, Bob DeSanctis & Scott Storke, CEO

Chrmn. Gripe opened the meeting at 7:30.

Michael Guggino – (2) Lot Subdivision… Chrmn. Gripe asked if there were any questions. Brad Lins noted the contours were not shown for all of the property.
Chrmn. Gripe advised the Board members that Mr. Guggino has requested a **Waiver** for the following two items:
-   The scale of the drawing be waived to be the same as the scale of the preliminary plans
-   The required contour overlap of 300 feet be waived to the overlap as shown on the preliminary plans

There was a lengthy discussion about these issues and it was the agreed upon by all those present that, since Mr. Guggino's subdivision was submitted when we were in the middle of updating/revising our subdivision regulations, these items could be waived this time.
David Crystal made a motion to wave the scale requirement of 1"=100' as well as the requirement stating the contours of the proposed parcel should extend 300' beyond the property line. Alan Brind seconded the motion, with ayes by everyone except Brad Lins. There were six (6) ayes by Chrmn. Gripe, Todd Campbell, David Crystal, Alan Brind, Dick DelVecchio and Bob DeSanctis. There was one (1) nay by Brad Lins. Therefore, motion carried.
Dick DelVecchio read all the questions out loud on the SEQRA form and filled it out accordingly. Dick made a motion to declare a Negative Declaration, which was seconded by David Crystal, with ayes by all. There were no further questions and Chrmn. Gripe asked if the Board was ready to vote on this application. He noted that a Public Hearing was held for Mr. Guggino at their September 17th meeting and was tabled while we were waiting for Art Babcock to address Tim Rock's concerns.
David Crystal made a motion to approve both the Preliminary & Final Plat Maps, along with the Grading, Drainage and Utility Plan for Michael Guggino's (2)-lot subdivision on the condition that all three (3) of Mr. Guggino's remaining parcels are combined on one Deed. Bob DeSanctis seconded the motion with ayes by all and motion carried. **Subdivision approved conditionally**.

The Board also discussed sending a note to Art Babcock reminding him to review the list of items required in the new subdivision regulations regarding Preliminary and Final Plat Maps. There were many items not addressed on Mr. Guggino's maps and this will not be acceptable in the future. They were less strict on this application since it was submitted while we were transitioning from our old regulations to the new ones and want Art to know that he must comply fully with all subdivision regulations in the future, as waivers will not be granted often.

Tower Lake Estates – (2) Lot Subdivision… The Board discussed the new maps submitted and noted the following items were not shown (just to name a few):
- Driveway culvert
- Site distance for driveway
- The Legend
- The Site Context Map

It was also noted that Scott Storke has not reviewed the application for completeness. Chrmn. Gripe advised the Clerk to send the maps to our Town Engineer for review and a letter to Larry Heininger advising him that the Board will not be holding a Public Hearing on this matter in October.

Factors Walk Subdivision – **Phase 2 A**… Scott Storke explained to the Board members that Old Dutch Development Corporation wants to construct the Subdivision in Phases due to the financial reasons. They are planning on bringing in a new map showing only (5) lots for everyone to sign. They are not planning on filling the map submitted for Phase II showing (17) lots that was approved on May 21, 2008, as they do not want to pay taxes on each of those lots.

9:26PM: There were no further questions or comments and Todd Campbell made a motion to adjourn tonight's Workshop Meeting. Bob DeSanctis seconded the motion with ayes by all and motion carried. Meeting adjourned.

Respectfully Submitted,

Debbie MacDowell
Planning & Zoning Board Clerk