

West Bloomfield Planning Board Meeting

June 17, 2009

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

Also Present: Joe Spezio from Elam Sand & Gravel, Susan McCabe & Scott Storke, CEO

7:30PM – Chrmn. Campbell called the meeting to order and read the legal notice for the Public Hearing scheduled for tonight’s meeting.

PUBLIC HEARING:

Route 5 & 20 Mine: Chrmn. Campbell reviewed the highlighted map that was initialed by Victor (Corky) Allaco from Elam Sand & Gravel and Scott Storke on June 17, 2009. The orange highlighted area shows what area of the mine is fenced to date. In addition to putting up more fencing, Corky replaced the existing old fence with new. The map used to show this was a topographic base map, sheet 1 of 2. We asked Joe to forward sheet 2 of 2 for our files. Warning signs have also been put up approximately every 50’ around the perimeter of the mine. There were no further questions or concerns and public hearing phase of meeting was over.

Alan Brind made a motion to approve the renewal of Elam’s Special Use Permit for the Rt. 5 & 20 mine with the following conditions:

1. Shackleton Pond and Test Hole Requirements: The floor elevation of the mining operation shall never extend below 985 feet above sea level and shall not extend below the existing water table for the 105.9 acre permit modification area as depicted on the approved Mining Plan and Restoration Maps.
2. Encountering Groundwater and Minimum Mine Floor Elevation Requirements: The final mine floor shall be maintained at a minimum of 3 feet above the seasonal high groundwater elevation, but shall not be excavated under any circumstances below an elevation of 960 feet.
3. The entrance road shall be maintained in compliance with the Zoning Ordinance of the Town of West Bloomfield.
4. The applicant shall maintain the existing fence along the active face and affected excavated areas to insure the health, safety and general welfare of the public, as outlined on map submitted on May 20, 2009. Warning signs shall also be located every 50 feet around the perimeter of the mine.

5. The applicant will cooperate in efforts to eliminate truck traffic on Elton Road by:
 - a. Advertising the policy of “no truck traffic through Ionia or on Elton Road” (during the permit period or any extensions thereof) in local newspapers.
 - b. “Pit Tickets” will state the policy of “no truck traffic through Ionia or on Elton Road”.
 - c. Owner and license number or truck number will identify all trucks doing business with applicant when weighing in. This information together with the time and date of weigh in will be recorded and made available to the Town of West Bloomfield.
6. All equipment used for excavations, hauling and processing shall be constructed, maintained and operated in such a manner as to eliminate as far as is practicable, noises, vibrations and dust conditions which are injurious or a nuisance to persons living in the vicinity.
7. The Planning Board of the Town of West Bloomfield retains jurisdiction, as permitted by NYS Environmental Conservation Law, Section 23-2703, to enforce those requirements and conditions set forth in the existing or subsequent permits issued by the Department of Environmental conservation and specifically to enforce the reclamation requirements contained in any mind land reclamation permit issued by the State of New York.
8. All operations shall be conducted between the hours of seven o’clock in the morning (7:00 a.m.) and six o’clock in the evening (6:00 p.m.) with no Sunday or Holiday operations.
9. Maintenance of fuel tanks on the premises for fuel to be used on premises and refueling area shall be managed and maintained in conformance with NFPA Standards.
10. The applicant shall, so far as their activity relates to the health, safety and general welfare of the public, comply with the Zoning Ordinance of the Town of West Bloomfield and the laws and regulations of the State of New York and its political subdivisions.
11. The permit period shall expire **March 18, 2014**. Notwithstanding a longer permit period there shall be inspections by the Town Engineer and Zoning Enforcement Officer at least annually with a report to be filed with the Town Planning Board.

Bob DeSanctis seconded the motion with ayes by all and motion carried. [Renewal of Special Use Permit was approved.](#)

NEW BUSINESS:

Susan McCabe – Residential Site Plan: Chrmn. Campbell noted it was the Planning Board's prerogative whether or not to hold a Public Hearing on this application and since there didn't seem to be any issues, they would not. This parcel was recently subdivided off the Mansfield property and Susan McCabe combined it with her existing parcel. She noted it is all on one tax account number now and she would like to build a house on the property. There is an existing barn and driveway. Highway Superintendent and Fire chief have both signed off. Chrmn. Campbell read Tim Rock's review letter and noted one of his concerns was the lack of a driveway culvert and also that Art Babcock had omitted an important note about the town not being responsible for the quantity or quality of well water. Chrmn. Campbell asked Ms. McCabe if she had applied for a driveway permit when the driveway was put in? She replied that she had and the County did not mention anything about needing a culvert. She will forward a copy of the letter from the County Highway Department. Dick DelVecchio went thru **SEQRA** questions and filled out form accordingly. David Crystal made a motion to declare a negative SEQRA. Alan Brind seconded the motion with ayes by all and motion carried. Chrmn. Campbell advised Ms. McCabe the Planning Board would not be able to vote on the map submitted since the note about the Well was not on there. He noted if Art Babcock submitted a revised map by the next Planning Board meeting on July 1st, they could vote on this matter. **No Vote.**

June 3rd Minutes: Bob DeSanctis made a motion to approve the minutes as submitted. David Crystal seconded the motion with ayes by all and motion carried. **Approved.**

8:15pm – There was no further business to come before the board so Alan Brind made a motion to adjourn the meeting. Dick DelVecchio seconded the motion with ayes by all and motion carried.

Respectfully Submitted by,

Debbie MacDowell