

West Bloomfield Planning Board Meeting

July 15, 2009

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

ABSENT: David Crystal

Also Present: Dean French & Scott Storke, CEO

7:30PM – Chrmn. Campbell called the meeting to order and asked Dean French if he would like to speak first since Susan McCabe was not present. There were no Public Hearings scheduled for this month.

INFORMAL DISCUSSION:

Dean French explained he is thinking about purchasing the property where Palmer's Tavern is currently located and passed out a sketch noting his proposal. He would like to get some feedback from the Planning Board on this matter. He noted there are three buildings on the property that he felt have adequate foundations and could be remodeled or fixed up into apartment buildings. The property is zoned MU. Chrmn. Campbell advised Dean that we currently have zoning provisions for multifamily dwellings (two or more apartments in one building) but no provisions for more than one principal building (each building housing only one apartment) on one lot or parcel. Dick DelVecchio noted the minimum square footage required by code is 1,200 Sq. Ft. The Planning Board advised Dean that he should follow the regulations under permitted uses for multi-family dwellings in the mixed-use zone. He thanked the Planning Board for their time.

NEW BUSINESS:

Susan McCabe – Residential Site Plan: Chrmn. Campbell noted Art Babcock submitted revised maps and changes were made accordingly. He also acknowledged that we received a copy of the Driveway Permit dated 10/12/05 issued by John Berry (Ontario County Highway Supervisor) to Susan McCabe (when the barn was constructed) noting that she must purchase a **Driveway Warning Sign** to be installed by Ontario County. She did and sign is in place. John Berry sent an email to Planning Board Clerk dated 6/22/09 noting that **no driveway culvert was needed at that time.**

There were no further questions or comments. David Gripe made a motion to approve Susan McCabe's Residential Site Plan noting Ontario County Highway Supervisor John Berry's comments that no culvert is needed and that Ontario County has installed a Driveway Warning Sign. Alan Brind seconded the motion with ayes by all and motion carried. **Residential Site Plan Approved.**

Zoning Board Referral – Judith Langan: The Board members reviewed the materials relating to this application and discussed possible options available to Mrs. Langan. It was a unanimous decision by the Planning Board members to offer the Zoning Board the following recommendation: *Based on the map we received, we see no reason why applicant couldn't place the shed somewhere on her property in a conforming spot; for example, behind the existing garage.*

June 17th Minutes: David Gripe made a motion to approve the minutes as submitted. Dick DelVecchio seconded the motion with ayes by all and motion carried. **Minutes Approved.**

9:00PM: There was no further business to come before the board and Chrmn. Campbell made a motion to adjourn. Dick DelVecchio seconded the motion with ayes by all and motion carried. **Meeting adjourned.**

Respectfully Submitted By,

Debbie MacDowell