

# TOWN OF EAST BLOOMFIELD

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## Planning Board Minutes November 7, 2024

**Planning Board Members Present:** Julie Pellett, Daniel Compton, Michael Woodruff, Kimberly Duvall, Michelle Rhoda, Kimberly Gebo

**Absent:** Dan Morley

**Others Present:** Kim Rayburn (Building & Zoning), Christel Daggett (Planning Board Secretary), Marcia Torpey, Leslie Steckel (Applicants) Martyn & Marquita Farrell (Applicants)

**Pellett opened the meeting at 7:35. The Public Hearing remained open. Compton motioned Rhoda seconded to close the Public Hearing all in favor voted Aye.**

**I. 7:30P/H Special Use Permit, Site Plan TSP5-24, 135-83.4 Accessory residential dwellings**  
Leslie Steckel agent for Owners James and Marcia Torpey, Property located at 6985 Boughton Rd. Tax Map # 54.03-1-49.100 to erect an Accessory Dwelling unit and site plan to have the structure in front of the house as they live on a corner lot, so they have 2 front yards.

A brief discussion was held and Compton asked if the ZBA approved the variance. Rayburn stated yes that they had approved the variance to have the structure less than the minimum 500 sq. ft. with no conditions.

**Pellett motioned to declare SEQR Type II with no further action required.**

**Woodruff motioned Compton seconded to approve site plan TSP5-24 for Leslie Steckel agent for Owners James and Marcia Torpey, Property located at 6985 Boughton Rd. Tax Map # 54.03-1-49.100 to allow an Accessory Structure to go in front of a principal residence. All in favor Aye.**

**Woodruff motioned Compton seconded to grant the Special Use Permit for an Accessory Residential Dwelling TSP5-24 Leslie Steckel agent for Owners James and Marcia Torpey, Property located at 6985 Boughton Rd. Tax Map # 54.03-1-49.100 as presented. All in favor Aye.**

**Whereas:**

**1. The Zoning Board approved the variance for the size of the structure**

**Record of Vote:**

**Pellett Aye Compton Aye Morley Aye Rhoda Aye Gebo Aye**

**All board members present voted Aye; Vote was carried.**

**II. Site Plan SPLM2-24 Owners Martyn & Marquita Farrell 7746 Hallock Rd. Tax Map # 93.00-3-6.400 for an accessory structure to be in the front line of primary structure for a Pole barn to be 400 feet off the road behind a line of trees.**

**Gebo motioned Duvall seconded to Waive the reading of the Public Hearing. All in favor, Aye.**

Rayburn stated that Daggett sent out the neighbor notification letters for the Site plan and did not hear back from any of the neighbors.

Rhoda asked Farrell if he talked to the one neighbor that was closest to them. Farrell stated yes and there were no issues it would be behind her barn with a row of trees so, she wouldn't see it.

Gebo stated that there are many established trees there already. A brief discussion was held and there were no further comments.

**Pellett motioned to declare SEQR Type II with no further action required.**

**Compton motioned Woodruff seconded to close the Public Hearing. All in favor Aye.**

**Woodruff motioned Duvall seconded to approve the Site Plan as presented for SPLM2-24 Owners Martyn & Marquita Farrell 7746 Hallock Rd. Tax Map # 93.00-3-6.400 for an accessory structure to be in the front line of primary structure for a Pole barn to be 400 feet off the road behind a line of trees. All in favor Aye.**

**Record of Vote:**

**Pellett Aye Compton Aye Woodruff Aye Duvall Aye Rhoda Aye Gebo Aye  
All board members present voted Aye; Vote was carried.**

**III. Minutes of October 17, 2024**

**Pellett motioned Gebo seconded to approve the minutes of 10.17.2024 Woodruff, Duvall Abstained  
All other board members present voted Aye; Vote was carried.**

**IV. Zoning:**

Rayburn handed out information for the Zoning changes that were sent to the County that included combining GI & LI into one district to make it a single Industrial District. The Board has previously made zoning changes that included West Park Drive (WPD) but were not adopted at the time WPD was rezoned. After a brief discussion Rayburn stated that the Zoning changes needed to go to the Town Board for approval.

**Compton motioned Woodruff seconded to forward the Zoning changes to The Town Board for approval. All in favor Aye.**

**Record of Vote:**

**Pellett Aye Compton Aye Woodruff Aye Duvall Aye Rhoda Aye Gebo Aye  
All board members present voted Aye; Vote was carried.**

**V. Discussion:**

The Board discussed looking into the overlay district concerning solar. They talked about ways to make it more restrictive. After more discussion the Board agrees that there is more research that needs to be done.

**Topics for future review -**

1. review of existing code for a SUP (for each event) on 50 acres or more for event centers that could exist with less acreage
2. 5 G placement of antenna's
3. Battery Storage
4. More research and code considerations for cannabis in the future
5. Look into code for event centers vs current code that allows for a SUP for each event on 50 acres or more
6. Look at the schedules for any items that need to be updated or clarified.
7. Look into the minimum and maximum size for a tiny home.

**VI. Meeting Adjourned**

**Gebo motioned and Morley seconded to adjourn @ 8:45 pm.  
All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Christel Daggett  
Planning & Zoning Board Secretary