

**Planning Board Minutes  
January 17, 2019**

**Planning Board Members Present:** Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Fran Overmoyer, Michael Donohoe.

**Absent:** Michael Woodruff, Steve Lester.

**Others Present:** Kimberly Rayburn (Secretary), James Kier (Building & Zoning), TR Dean (Applicant), Mike Feldman, James Holt (O'Connell Electric Co Inc.)

**Fink opened the meeting at 7:30 pm. and read the Public hearing notice. Fink asked the public if they had any questions, there were none. Compton made a motion and Donohoe seconded the motion to close the public hearing, all Board members voted Aye.**

**I. 7:30 pm SPL1-19 Public Hearing Site plan** review for a temporary commercial storage of utility vehicles, telephone poles and storage containers on commercial property located at 2557 Cannan Rd owned by Robert Denome. Tax map # 66.00-3-20.100

Feldman stated that he and Holt work for O'Connell electric, they are in the area and surrounding areas doing maintenance on pole lines for NYSEG and National Grid in order for Spectrum Charter to come through and bring cable and internet to the areas without it. They are looking for a central area to keep their utility trucks, poles and storage containers while doing this work. They are looking to have three (3) Conex metal storage containers one (1) will be used as an office and the other two (2) for storage of materials. The poles and their equipment along with bucket trucks. Compton asked if they were having a fuel tank Holt stated they would be using utilities from one of Denome's buildings.

Holt stated that they were originally staged at the Pooler property located on County Rd 30 until they were informed that the property was not zoned for that use and is agricultural/residential.

The Board reviewed the map provided, Overmoyer asked if the curb cut for the driveway they were going to use was already in place, Holt stated it is. There will be no entrance to the property off of 5&20, they will utilize an existing driveway to the property on Cannan Rd. The area they will be using for their equipment is already a graveled lot.

Fink stated that from the letter of intent the time frame for the project will be somewhere between twelve (12) and twenty-four (24) months, Holt agreed. The Board held a brief conversation

Compton asked about security and what happens if another commercial business wants to park their trucks there over the weekend who will be responsible for policing that. Overmoyer stated that its Denome's property and he is pretty particular about who can be on it, Holt stated that Denome did state to him that he has cameras on the property and so does his neighbor's barn type structure to the north. Holt stated that they didn't have any issues at the Pooler property.

Overmoyer spoke with Denome and Denome stated to him he wanted the place to be kept very clean and safe as they have kids playing on his ball field. Holt stated they will have a dumpster that gets dumped once a week by waste management. They also have groundmen that walk the area to make sure it is maintained.

**Fink discussed SEQR, Compton made a motion and Pellett seconded the motion to declare SEQR a Type II action, no further action required. All Board members present voted Aye.**

**Planning Board Decision:**

**Rogers made a motion and Donohoe seconded the motion to approve SPL1-19** temporary commercial storage of utility vehicles, telephone poles and storage containers on commercial property located at 2557 Cannan Rd owned by Robert Denome. Tax map # 66.00-3-20.100

**Whereas:**

**1. The allowed time frame will be a maximum of twenty-four (24) months.**

**Record of Vote:**

**Fink Aye Pellett Aye Compton Aye Overmoyer Aye Rogers Aye Donohoe Aye**  
**All Board members present voted Aye, Vote was carried unanimously.**

**II. TSP1-19 original SP1-02 Special Use Permit expansion of mini storage.** Owner, TR Dean of Carver Creek, Lands located at 2524 Cannan Rd. Bloomfield, NY 14469 tax map # 66.00-3-25.200 has applied for an expansion of an existing Special Use Permit for a mini storage. This is an allowable use with an approved Special Use Permit per Article X section 135-68.

Dean came back to the Board with a different plan for adding two (2) additional buildings, Kier stated that he spoke with Thornton Engineering and they were fine with the new plan as long as the Engineer came up with a plan for water run off for the other side of the new structures, which has been done. Overmoyer stated he was glad to see the silt fence was still on the plan for erosion control. Overmoyer asked if the second building would be erected with a year of the first. Dean stated that he is not sure that he could meet that deadline. The Board discussed a reasonable time frame for the second building to be erected before Dean would need to come back to them for site plan approval. The infrastructure will be in place for the forth building and the engineering has been done for two additional structures. It was discussed and agreed that the first of two (2) proposed buildings would be erected with in the first year and the second within two (2) years after that with a total of three (3) years as long as there was no change in ownership of the property, no topographical changes and no change in use of the property. Fink stated that the first two buildings were done two years apart and with the proposed project being done in phases it allows the ground to recover.

SEQR was discussed, Rogers made a motion and Compton seconded the motion to declare SEQR an Unlisted Action, with a negative declaration. All Board members present voted Aye, motion was carried unanimously.

**Planning Board Decision:**

**Overmoyer made a motion and Donohoe seconded the motion to approve TSP1-19 (original SP1-02) Special Use Permit to expand existing Mini Storage.** Lands located at 2524 Cannan Rd. Bloomfield, NY 14469 tax map # 66.00-3-25.200. This is an allowable use with an approved Special Use Permit per Article X section 135-68

**Whereas:**

**1. The business is existing and the first of two (2) proposed buildings would be erected within the first year and the second within two (2) years after that with a total of three (3) years. If the second building (4 of 4) is not erected with three (3) years from this approval Dean would need to return for site plan approval before obtaining a building permit.**

**2. There are no changes in ownership of the property**

**3. There are no topography changes to the property**

**4. There are no changes in use of the property**

**5. Lighting will be dark sky compliant and downward facing**

**Record of Vote:**

**Fink Aye Pellett Aye Compton Aye Overmoyer Aye Rogers Aye Donohoe Aye**  
**All Board members present voted Aye, Vote was carried unanimously.**

**III. TW1-19 Waiver of subdivision** for removal of Ag land. Owner Doug Turnbull to remove ag land from his commercial property located at 6680 Sts Rt 5 & 20 Tax Map #81.00-1-90.211 Parent parcel of 60.966 +/- acres, removing 55.187 +/- acres, leaving 5.779 +/- acres with Commercial Business.

The Board held a brief discussion and reviewed the map provided, the RR-1 portion is being taken off of the CC Community Commercial district.

SEQR was discussed, Overmoyer made a motion and Rogers seconded the motion to declare SEQR an Unlisted Action, with a negative declaration. All Board members present voted Aye, with the exception of Pellett who abstained. Motion was carried.

**Planning Board Decision:**

**Rogers made a motion and Overmoyer seconded the motion to approve Waiver of subdivision for removal of Ag land.** Owner Doug Turnbull to remove ag land from his commercial property located at 6680 Sts Rt 5 & 20 Tax Map #81.00-1-90.211 Parent parcel of 60.966 +/- acres, removing 55.187 +/- acres, leaving 5.779 +/- acres with Commercial Business.

**Whereas:**

**1. Land Transfer only, removal of land being farmed. RR-1 district removed from the CC Community Commercial District.**

**Record of Vote:**

**Fink Aye Pellett Abstained Compton Aye Overmoyer Aye Rogers Aye Donohoe Aye**  
All Board members present voted Aye, with the exception of Pellett who abstained. Motion was carried.

**IV. Discussion**

Commercial/ Industrial Signage: West Park Drive. Rayburn stated that our current sign code does not allow individual business signage by the road only a building mounted or a ground mounted sign on the parcel. This may be too restrictive for West Park Drive, even though it is considered an Industrial Park, each lot is owned by a single business. Unlike a plaza where there is multiple business on one (1) parcel owned by one (1) person or corporation. The Board will do some research on signage for this type of property.

Rayburn informed the Board the Code Office is getting ready to send out letters to all property owners that have a Special Use Permit in order to make sure they are still in compliance.

**V. Minutes of January 3, 2019**

**Donohoe made a motion and Pellett seconded the motion to approve the minutes of January 3, 2019**  
**All board members present voted Aye, Vote was carried unanimously**

**VI. Meeting Adjourned**

**Overmoyer made a motion and Rogers seconded the motion to close the meeting @ 8:25 pm.**  
**All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary