
**Planning Board Minutes
March 17, 2022**

Planning Board Members Present, Steve Lester, Daniel Compton, Matt Rogers, Michael Donohoe **Joined by Zoom:** Michael Woodruff, **Absent:** Julie Pellett

Others Present, Kimberly Rayburn (Secretary), James A. Kier (Building & Zoning) Brandon Gooding (Venezia Land Surveying, agent for Denome) Paul Zelter (Applicant & new Owner of Saxby's Collision), Nick Russo, Joel Steele, and Jason Ashe (Applicant)

Lester opened the meeting at 7:30 pm. Lester motioned and Donohoe seconded to waive the reading of the public hearing, all Board members in attendance voted aye.

I. TS1-22 Preliminary/Final for a 1 lot subdivision Denome / Venezia Land Surveying will be subdividing 4.820 acres lot 2 off of lot 1 of 16.587 for 2557 Cannan Rd. leaving 11.766 acres of parent parcel both lots are divided with mixed Zoning after the original parcels were combined for tax purposes.

A brief discussion was held. It was requested that the distances from the lot line to the zoning boundary line be added to the map and they were. Kier asked Gooding from Venezia Land Surveying how far off does he feel the distances may be as the parcels were combined and it's all 1 parcel now. Gooding stated that they should be exact or very close as they took the information from the original parcels.

The SEQR is a Type II action with no further action required and was declared at the 3.3.2022 meeting.

Lester asked for any public input, there was none. **Rogers made a motion and Donohoe seconded to close the public hearing, all Board members in attendance voted aye.**

Rogers motioned and Compton seconded to approve the Preliminary/Final for a 1 lot subdivision # TS1-22 for Denome / Venezia Land Surveying to subdivide 4.820 acres lot 2 off of lot 1 of 16.587 for 2557 Cannan Rd. leaving 11.766 acres of parent parcel both lots are divided with mixed Zoning after the original parcels were combined for tax purposes.

Whereas:

- 1. Maps provided are accepted for Preliminary/Final**

Record of Vote:

Lester Aye Compton Aye Rogers Aye Donohoe Aye Woodruff Aye

All Board members present voted Aye, Vote was carried.

II. TSP1-22 Special Use Permit – existing SUP for auto body shop, new Owner Paul Zelter Property located at 6945 St Rts 5&20, Saxby's Collision tax# 81.00-1-76.000.

The Board reviewed the site plan and special use permit for the existing shop of Saxby's collision. There will be no change to how the outside business is kept or used other than cleaning up some debris and a proposed 4 bay addition onto the rear of the building that will require an area variance. This new portion will allow Saxby's to grow their business and be more of an all-inclusive shop and not have to send work out for things that could not be repaired by the existing business. The property is completely surrounded by Northern Supply and they have a letter from them stating they have no issues or concerns with the placement of the proposed addition. There is an existing concrete pad that the 3 walls will be erected on the 4th wall is the back of the existing building. There is an existing man door that they will use to gain access into the new structure.

Compton motioned and Woodruff seconded to approve Special Use Permit (SUP) and site plan TSP1-22 for the new owner of existing auto body shop that has an existing SUP . New owner Paul Zelter of property located at 6945 St Rts 5&20, Saxby's Collision tax# 81.00-1-76.000.

Whereas:

- 1. Documents and Maps provided are accepted for the Special Use Permit**
- 2. Map conditionally accepted for site plan for proposed addition based on the Zoning Board of Appeals decision on the area variance.**
- 3. The property is completely surrounded by Northern Supply, and they have submitted a letter stating they have no issues or concerns with the proposed addition to the rear of the existing shop.**

Record of Vote:

**Lester Aye Compton Aye Rogers Aye Donohoe Aye Woodruff Aye
All Board members present voted Aye, Vote was carried.**

III. TV2-22 Area Variance for property located at 6945 St Rts 5&20 Saxby's Collision Tax # 81.00-1-76.000. New owner wishes to add onto the existing shop in the rear and will require a rear setback variance

As discussed in the SUP & Site Plan review the proposed 4 bay addition onto the rear of the building will require an area variance. This new portion will allow Saxby's to grow their business and be more of an all-inclusive shop and not have to send work out for things that could not be repaired by the existing business. The property is completely surrounded by Northern Supply and they have a letter from them stating they have no issues or concerns with the placement of the proposed addition. There is an existing concrete pad that the 3 walls will be erected on the 4th wall is the back of the existing building. There is an existing man door that they will use to gain access into the new structure.

Compton motioned and Woodruff seconded to forward #TV2-22 area variance to the ZBA for a proposed addition onto the rear of Saxby's Collision. New owner Paul Zelter, property located at 6945 St Rts 5&20, tax# 81.00-1-76.000.

Whereas:

- 1. Application is in order**
- 2. The property is completely surrounded by Northern Supply, and they have submitted a letter stating they have no issues or concerns with the proposed addition to the rear of the existing shop.**
- 3. Meets the Comprehensive plan by adding new business in the Town.**

Record of Vote:

**Lester Aye Compton Aye Rogers Aye Donohoe Aye Woodruff Aye
All Board members present voted Aye, Vote was carried.**

**IV. TV1-22 Area Variance, 24 Church Street, Owners Laura & Jason Ashe tax # 67.20-1-1.000
Property was purchased as 1 lot. A Town and Village boundary line runs thru the property.
Owners wish to erect a pole barn in their side yard. Ontario Co, the Village of Bloomfield and the Town of East Bloomfield are all in agreement that a 0-setback variance from both the Town and Village will allow the pole barn to be erected across the Boundary line.**

Kier stated that after meeting with Jason and Laura about their wishes to build a barn across the approximate location of the Town and Village boundary line he sent them out to the County to find out more about building across such a line. They came back and stated that they were told they could as long as they received a variance. Kier then discussed Ashes' wishes with Tom Harvey the Director of Planning at the County. Harvey advised Kier that he did tell Ashe that as long as they received a variance from both the Town and Village they could build across the line on their property. Ashe then met with both the Town Board and the Village Board of Trustees and gained their approval to apply for a 0 setback from both the Town and Village and was given a break on the fees as the Town and Village split the cost of a variance. A meeting was also held with Town Attorney, Ashe the Assessor and Rayburn sat in on the meeting. They discussed various options and all led back to applying for the variance as the most viable cost-effective way to move forward.

Rogers motioned and Donohoe seconded to forward #TV1-22 area variance to the ZBA for 24 Church Street, Owners Laura & Jason Ashe tax # 67.20-1-1.000. The Property was purchased as 1 lot. An approximate Town and Village boundary line runs thru the property. Owners wish to erect a pole barn in their side yard. Ontario Co, the Village Board of Trustees and the Town Board are all in agreement that a 0-setback variance from both the Town and Village will allow the pole barn to be erected across the Boundary line.

Record of Vote:

**Lester Aye Compton Aye Rogers Aye Donohoe Aye Woodruff Aye
All Board members present voted Aye, Vote was carried.**

Tabled:

Topics for review 2022

1. Continued review of the Comprehensive Plan's suggested updates for zoning districts changes
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

V. Minutes of February 17, 2022

**Woodruff motioned and Donohoe seconded to approve the minutes of 2/17/2022
All board members present voted aye, vote was carried.**

Minutes of March 03, 2022

**Donohoe motioned and Rogers seconded to approve the minutes of 3/03/2022
All board members present voted aye, vote was carried.**

IV. Meeting Adjourned

**Woodruff motioned and Compton seconded to adjourn @ 8:10 pm.
All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary