
**Planning Board Minutes
June 18, 2020**

Planning Board Members Present: Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Steve Lester, Michael Donohoe, Michael Woodruff

Absent:

Others Present: Kimberly Rayburn (Secretary), James Kier (Building & Zoning), Sheri Shanks (Applicant) Aaron Graham (Applicant), Jim Spelman (Applicant) James Nardozzi, Michael Nardozzi, (Nardozzi Companies), Victoria Damon, (Damon Construction) Susanne Vary (Ontario County)

Fink opened the meeting at 7:30 pm.

I. SPL3-20 Site Plan Owner Sheri Shanks, 2165 Pond Rd Bloomfield, NY 14469 proposed home behind existing barn.

Woodruff made a motion Lester seconded the motion to waive a public hearing on 6/18/2020 for this review. All Board members present voted Aye, Vote was carried unanimously.

Shanks has had a small horse barn that was being used to board horses for approximately twenty (20) years, the business has been shut down for over a year but she would like to have to option of reopening it. Rayburn informed her that a Special Use Permit would be required before the business re-opened. Shari stated that the proposed location of the house would not be completely behind the barn, the location was chosen due to the existing infrastructure and the perc test results so she can have a conventional septic system. The pastures are in front of the existing barn and are maintained and mowed, she would like them to remain as they are.

Fink asked the Board for input. Woodruff stated he does not feel there are any concerns with what Shanks has proposed. Kier stated he did a site visit and reviewed septic plans and he also does not see any concerns; the proposed home will be in the middle of the property and will meet all setbacks. There we no further comments.

Woodruff made a motion and Lester seconded the motion to declare SEQR a Type II, with no further action required. All Board members present voted aye.

Woodruff made a motion and Lester seconded the motion to approve the site plan as presented.

Record of Vote:

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

II. TSP1-20, Special Use Permit (SUP) property located at 2856 Cannann Rd. tax map # 79.00-3-14.120, existing SUP for Stable/Riding Academy. Property being sold, new owner requires review and new SUP.

Fink asked if the property would be used as it is currently, Graham stated that they plan on building a house in the near future and using the stables for their own use and a few boarders. The business hours would be from 6 am to 9 pm. He stated that it is easier to feed and care the animals in the early am or late evening due to the summer heat.

Woodruff stated that the use of the property won't change much from the existing use, Rogers added that most of the surrounding property is agricultural and the closest house will be the applicant's future home, and the use is allowed with a special use permit.

Fink asked where the well is located, Shanks responded it is behind the barn. Rayburn read the County comments.

Fink read the SEQR, a future home is close to wetlands, but will not have a negative impact on the environment. Rogers made a motion and Woodruff seconded the motion to declare SEQR an unlisted action with a negative impact. All Board members present voted Aye.

Woodruff made a motion and Donahoe seconded the motion to approve the Special Use Permit as presented.

Record of Vote:

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

III. TV4-20 Use Variance & Expansion of structure currently operating under a use variance. James Spellman 6600 Rice Rd tax map # 54300-1-16.121/IDA.

Spelman stated that twenty-three (23) years ago his dad sat in front of the Board to obtain approval for his business, unfortunately last July there was an employee injury that caused them to close. Since then he has been making steps forward to market the property. He looked into lease and sale options. The only offer that came close to doing similar work as them was the Nardozzi family. They will utilize the office and the warehouse space for storage of materials and equipment just as SDC did, however they won't have the light woodworking shop so he feels it will be less of an impact than it was. Spelman had an installation crew that was coming and going at night, whereas the Nardozzi's will work normal work day hours. They do municipal construction as well and may get an occasional off hour's call. The only changes to the property would be a 40 x 80 addition onto the back side of the back building closest to the house which the Nardozzi's would be purchasing as well as the agricultural land. The addition would be necessary for them to get their equipment inside for repairs. The IDA has approved the proposed plan as well. There is twenty-three (23) years of existing buffering in place, some of the east buffering will be relocated to the west end of the back building along with the three-sided outdoor storage structure. Not much would change except the logo. Spelman stated that he had an established family business and would like it to remain that way. He is staying in Bloomfield, and would like to see the property remain a family business.

Jim Nardozzi stated that his Company is a small-town Ontario County family run business that has grown and they take pride in everything they do as their name is on all the trucks. They would like to set down roots and become part of the community. They searched for properties in Wayne County but it seemed foreign to them as they were born and raised in Ontario County. They looked at Seneca County and Farmington but when they found this place, and they felt it was built on the same values, and the business is not much different than what it was. As stated, before they will still utilize the buildings for storage of materials and equipment and utilize the office space. The only difference is that they have will more outside storage of equipment in the rear than there may have been before.

Woodruff stated that it would not change much from what it was, and if the deal does not go through the property could go off the tax role as a business and the IDA has signed off on the proposal. Fink feels that it is the same continuation of business model. He stated that the closest neighbor is the home that will also be in the sale, and the hours of operation fit with a business in the AR-2 district.

Donohoe made a motion and Woodruff seconded the motion to declare SEQR a type II, no further action required. All Board members present voted Aye.

Woodruff made a motion to approve the site plan contingent on Zoning Board of Appeals approval, Kier discussed the change in the Site plan since his visit to the property with Spelman and Nardozzi, the five (5) pine trees intended to be placed on the west side should be moved to the East side to double up the protection to the East. The Board agreed.

Woodruff amended his motion to approve the site plan contingent on Zoning Board approval of the Variance and with the changes to the buffering by moving the five (5) proposed pine trees from the west of the courtyard to the East of the courtyard making the East have a total of ten (10) trees. Rogers seconded the motion.

Record of Vote:

Fink Aye Compton Aye Rogers Aye Lester Aye Donohoe Aye Pellet Aye Woodruff Aye

All Board members present voted Aye, Vote was carried unanimously.

Woodruff made a motion and Pellett seconded the motion to forward the review onto the Zoning Board of Appeals.

Record of Vote:

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

II. Review of Solar Regulations

The Board briefly reviewed some of the changes, some items discussed were to clarify building mounted systems, the code that defines the difference between small scale and large scale solar and if the current one thousand (1,000) sq. ft. maximum for small scale was still applicable or should it be changed to electricity used on site for personal consumption regardless of the size. The Board will keep reviewing and discuss again at a later date for more additions or deletions. Woodruff asked when the Board could meet in person as it would be more beneficial to discuss these items in person. Kier stated that since the Governor raised the in person contact from ten (10) to twenty-five (25) he feels it should be soon, it will be discussed at the next Town Board meeting.

III. Minutes:

Minutes of June 4, 2020

**Woodruff made a motion and Pellett seconded the motion to approve the minutes 6/4/2020
All board members present at the 6/4/2020 meeting voted aye; Vote was carried.**

IV. Meeting Adjourned:

**Donohoe made a motion and Pellett seconded the motion to close the meeting @ 8:30 pm.
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary