

---

---

**Planning Board Minutes  
September 5, 2019**

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

**Others Present:** Kimberly Rayburn (Secretary), James Kier (Building & Zoning), Robert Condello (Applicant), John Bennett.

**Fink opened the meeting at 7:30 pm**

**I. TSP-17 Special Use Permit (SUP) for Delaware River Solar leasing property from John Bennett** property located on State Route 64 N of tax map # 67.00-1-1.100. Applicant requesting an extension on the SUP as they have not obtained a building permit in the allotted amount of time.

The Board held a brief discussion and it was determined that the Board is comfortable extending the Special Use Permit for another year giving Delaware River solar time to finalize the decommissioning plan, obtain the proper DOT permit for the improvements needed and to obtain a building permit.

**Compton made a motion and Rogers seconded the motion to approve the extension of Special Use Permit TSP-17 for a period of 1 year.**

**Whereas:**

1. Giving Delaware River solar time to finalize the decommissioning plan, obtain the proper DOT permit for the improvements needed and to obtain a building permit.

**Record of Vote:**

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

**II. Site Plan Review SPL5-19 Owner, Northern Supply Properties, LLC** to erect another cold storage pole barn. Lands located at 2959 Ashman Rd Tax map # 81.00-1-75.121

A brief discussion was held to see if the Board feels a public hearing would be in the best interest of the community.

**Compton made a motion and Pellett seconded the motion that a public hearing would be waived, All Board members present voted Aye, Vote was carried unanimously.**

Condello gave a brief description of his proposal, he intends on erecting a 60 x 100 cold storage pole barn as they have expanded their product line to include pool walls for both above ground and inground swimming pools. Condello stated that Currently he has items being stored outside and he would like to get them inside. Lester asked Condello to explain what his business entails, Condello stated that Northern Supply has been in business since 1972, they sell swimming pool products in the summer and snow plow products in the winter. There coverage area is basically most of New England.

Overmoyer has some questions regarding the square footage and parking regulations. He stated that the current square footage of the buildings is fourteen thousand three hundred and thirty-three (14,333) sq. ft. and now you are adding an additional six thousand (6,000) sq. ft. which makes the total over twenty thousand (20,000) sq. ft therefore the parking requirements in the Community Commercial district requires space for twenty-one (21) vehicles. Condello stated that he has only eight (8) employees and customers that come and go. He feels there is plenty of parking for his business this building will be for storage and not retail. Lester stated that the addition of this building will not increase the number of employees or customers. Fink stated that Ontario County has stated that they suggest land banking of space to be used for future needs and not creating impervious surface if it's not needed. A brief discussion was held and it was decided that currently there is parking for fifteen (15) vehicles where twenty-one (21) would be required. There is enough property to land bank the additional six (6+) plus spaces, if ever needed on the nine (9) +/- acres of this property.

Overmoyer feels that the access for their trucks and parking should be planned out and shown on the map. Woodruff stated that he feels if you put the land banking in writing in the motion, then you have covered the parking space issue. The other structures were already in existence and there were no issues or concerns regarding parking up to this request.

Compton asked if there were lights going on the structure, Condello stated there were not. Lester asked Condello how much area of disturbance for the new structure, Condello stated that the site work is 80 x 120, less than an acre. The building is 60 x 100.

**Fink discussed SEQR, Compton made a motion and Pellett seconded the motion to declare SEQR an unlisted action with a negative declaration. All Board members present voted aye.**

Overmoyer discussed the distance between the buildings and wanted to make sure that they meet the fire code, Kier stated he would make sure it does when he hands out the building permit.

**Compton made a motion and Rogers seconded the motion to approve Site Plan Review SPL5-19 Owner, Northern Supply Properties, LLC to erect another cold storage pole barn 60 x 100. Lands located at 2959 Ashman Rd. Tax map # 81.00-1-75.121.**

**Whereas:**

1. Land will be reserved/banked for current parking requirements of the square footage for the buildings. Currently with this proposal six (6) additional parking spaces are required but will not be installed. Any future structures will have to have land banked for the required parking or the parking spots installed if needed.

**Record of Vote:**

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

**III. Discussion:**

**Aging in place:** Woodruff stated that in the class he took they discussed an accessory structure separate from the house to maintain some privacy and independence for aging in place. Compton stated that the State is encouraging towns to allow for this to make it easier for people to stay in the communities they live in so they do not lose the resources of the elderly people. If they are forced to move, they take their expertise, volunteerism, and their money with them. Woodruff stated that this is also being covered in the Comprehensive Plan.

We currently have code in place (a special use permit) for a unit inside the house which is the in-law apartment. The Hudson code states that an accessory structure can be used with a minimum of five hundred (500) sq. feet and a maximum of eight hundred and fifty (850) sq. ft with at least two rooms, private sanitary facilities, hot and cold running water, cooking area and food storage. Rogers asked about the size of a trailer, Woodruff stated approximately 14 x 70 which would be over the 850 sq ft and not allowed. A discussion was held on the septic and electric and if it will be required to be tied into the existing house. It may be based on each case and the load/use of the current home may not allow for additional use and a new septic or electric may be required to accomplish the use until it's no longer needed.

Overmoyer highlighted some items from the handouts they received at the last meeting. He liked that Traverse City Michigan has a section explaining that they want to preserve the character of predominate single family neighborhoods but also broaden out to allow for other housing choices. He also liked that Bedford County Virginia states that only one accessory apartment is allowed per parcel, with one additional parking space for this unit, and Norwalk Connecticut states that the private water and sewer needs to meet health codes, and an accessory structure still needs to meet the lot coverage in the zoning schedule. He also stated that the older community might want their younger family members to come live closer to them and they may occupy the assessor structure. Lester asked if they accessory structure could be used as a rental, Woodruff answered absolutely not. As long as it is family living in the accessory structure it will be allowed but they will not be used as rentals.

The Board listed things to be considered and are as follows:

1. limit the square footage
2. maintain the character of the neighborhood
3. utilities tied into the existing if its capable to handle it
4. at least one owner of record shall occupy either the primary or accessory structure, no rentals
5. need a definition of accessory dwelling

Woodruff will put together code for the Board to review.

The Board also discussed the shortage of housing in general for people that work here but can not find a home in Bloomfield.

**Industrial District Signage:**

The Board reviewed the draft for Industrial signage, there are a few minor changes and the addition of size requirements that will be made to the document, then Rayburn will re-distribute to the Board for review.

**III. Minutes:**

**Minutes of August 15, 2019**

**Lester made a motion and Donahoe seconded the motion to approve the minutes 8/15/2019**

**All board members present voted aye, Vote was carried unanimously.**

**III. Meeting Adjourned:**

**Lester made a motion and Donahoe seconded the motion to close the meeting @ 9:00 pm.**

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

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary