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**Planning Board Minutes  
October 19, 2017**

**Planning Board Members Present:** Brad Bennett, Julie Pellett, Karl W. Smith, Daniel Compton, Matt Rogers, Fred Fink

**Absent:** Fran Overmoyer

**Others Present:** Kimberly Rayburn (Secretary) Jim Kier (Code Enforcement Officer) Amy Jo White

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

**I. # TV5-17 Amy Jo White (Owner) property located at 2468 Rt 444, Bloomfield NY 14469 tax map # 67.00-2-19.000 has applied for an Area Variance.** Request to replace old 1987 single wide trailer with a new 2017 double wide. The new home will have a true foundation and improve the property to look like a house instead of mobile home. An Area Variance is required as the new mobile home cannot meet today's front and side setbacks listed in Schedule I.

The lot is the first property in the Town next to the Village line and is pre-existing non-conforming to today's lot size standards. Currently there is a single wide trailer with skirting on the lot, the proposal is to replace it with a 2017 double wide manufactured home on a concrete foundation which will improve the aesthetics of the property. The proposed manufactured home will sit in the same footprint in the front and on one side it will be shorter than the current trailer but is also wider therefore it will take up more space in the rear. White plans on having her parents move into the home.

The Board reviewed the maps, the required setbacks in the AR-2 district for a principal structure are fifty (50) feet from the side and rear and seventy-five (75) feet from the front. This would be impossible for this lot even if the manufactured home was turned sideways. The property is connected to public water and sewer.

**Planning Board Decision:**

**Smith made a motion and Pellett seconded the motion to forward the application onto the ZBA** with the advisory opinion that the Area Variance #TV5-17 request of- Owner Amy Jo White 2468 St Rt 444 tax map # 67.00-2-19.000 does not go against the Comprehensive plan and they suggest approval.

**Whereas:**

- 1. It will be an improvement in the aesthetics of the property**
- 2. The length of the home will make the property less non-conforming on one side**
- 3. The Board feels that the request is not substantial due to the size of the property and its pre-existing conditions**

**Record of Vote:**

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

**II. # TSP3-17 Owner, Doug Turnbull Special Use Permit Review, private airstrip** Lands located at 6706 Half Mile Drive tax map # 81.00-1-9.100 Resolution for Turnbull to the NYS Commissioner of Transportation for determination of airport/heliport.

Bennett waived the reading of the resolution.

A brief discussion was held on flight paths and landing areas Rayburn will get more information on that.

**Planning Board Decision:**

Bennett made a motion and Rogers seconded the motion to forward the resolution of the Doug Turnbull airport/heliport to the New York State Commissioner of Transportation for determination

**Whereas:**

- 1. The Planning Board received the determination and establishment of a new private airport # NY 48 from the FAA.**

**Record of Vote:**

**Bennett Aye Pellett abstained Smith Aye Compton Aye Rogers Aye Fink Aye  
All Board members present voted Aye, with the exception of Pellett who abstained. Vote was carried.**

**III. Discussion:**

The Board held a brief discussion on properties in violation, Rayburn and Kier updated the Board on progress made and remaining concerns.

There will be an application submitted by Harvey Toomey to add an addition onto his existing building located on 5&20. Toomey will be getting rid of some of the cars and relocating all cars to the back and side of the property. Also, Alan Fish will be coming in for a waiver of subdivision to remove some ag land from his current parcel.

**VI. Minutes of September 21, 2017**

**Compton made a motion and Fink seconded the motion to approve the minutes of September 21, 2017  
All board members present voted Aye, with the exception of Smith who abstained as he was not present at the 9.21.17 meeting. Vote was carried.**

**VII. Meeting Adjourned**

**Smith made a motion and Bennett 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