
**Planning Board Minutes
February 16, 2017**

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

Absent:

Others Present: Kimberly Rayburn (Secretary) Rick Hawkins (Agent), Gary Pooler (Owner), Terry Duerr

Bennett opened the meeting at 7:30 pm

I. TS6-16 Sketch Plan Rick Hawkins (Agent), 1 lot subdivision property located at 2285 Pond Road of tax map # 68.00-1-10.100.

Bennett stated that Hawkins withdrew the previous map that required an Area Variance and has moved the flag lot panhandle to the West side of the property as suggested, no variance is required. The final maps will have the Easements for Lot #2 to be able to use the existing driveway to get back to future residence and Lot #1 will have an easement on the panhandle portion of the new flag lot for utilities that are currently underground. Bennett asked the Board for any further questions or concerns, there were none.

Planning Board Decision:

Smith made the motion and Pellett seconded the motion to approve the Sketch Plan Map for TS6-16 Roger Hawkins Owner, 1 lot subdivision property located at 2285 Pond Road of tax map # 68.00-1-10.100

Whereas: The final map will show the easements for the driveway use and utility easement.

Record of Vote:

Brad Bennett	Aye
Karl W. Smith	Aye
Julie Pellett	Aye
Dan Compton	Aye
Francis Overmoyer	Aye
Matthew Rogers	not in attendance for vote
Fred Fink	Aye

All Board members present voted Aye, Vote Was Carried Unanimously.

1. TS5-16 Sketch Plan WB Creekside, Gary Pooler Owner 2 lot subdivision property located on County Rd 30 of tax map # 68.00-1-19.111.

Existing driveway on lot # 1 will be used to access lot # 2 with a deeded right of way

Bennett opened the public hearing at 7:45 and the notice was read by Rayburn. Bennett asked pooler if the pond on lot # 2 is a minimum of twenty-five (25) feet from the proposed lot line, (the water's edge) Pooler stated that the adjustment was made to the map, Rayburn still had the prior map and the lot line was moved. Bennett discussed the location of the sixty (60) foot access onto lot # 2, he stated that pooler is not interested in creating a new driveway but will have a deeded right of way on lot # 1's existing driveway to gain access to lot # 2. Duerr had some questions regarding the easement for the driveway and if the property were to be sold what happens with the easement, Overmoyer stated that the easement stays with the property.

The Board found some errors on the maps, the Site Data notes under #1 should say the Town of East Bloomfield, and under #7 the County needs to be changed to Ontario. Also the Ag statement should be consistent with the Town of East Bloomfield's farm note.

Bennett asked the Board for any questions, there were none.

Fink made a motion and Pellett seconded the motion to close the public hearing, All Board members present voted Aye.

Bennett then discussed and reviewed SQER, Smith made a motion and Pellett seconded the motion to declare SEQR an unlisted action with a negative declaration. All Board members present voted Aye.

Planning Board Decision:

Bennett made the motion and Fink seconded the motion to approve the Preliminary/Final for TS5-16 WB Creekside, Gary Pooler Owner 2 lot subdivision property located on County Rd 30 of tax map # 68.00-1-19.111.

Whereas:

1. The corrections will be made to the Final map as listed above to the site data and the Ag statement replaced with the Town of East Bloomfield's farm note.

Record of Vote:

Brad Bennett Aye
Karl W. Smith Aye
Julie Pellett Aye
Dan Compton Aye
Francis Overmoyer Aye
Matthew Rogers Aye
Fred Fink Aye

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

II. Discussion

Rayburn informed the Board of upcoming applications for review, Bennett informed the Board that he spoke with a representative from the Cabot group regarding the West Park Drive property and he was not really in favor of rezoning the front portion to Commercial but would like light industrial to be allowed, the Board reviewed the property and both LI and General Industrial are already allowed there.

VII. Meeting Adjourned

Compton made a motion and Overmoyer seconded the motion to close the meeting @ 8:45 pm. All Board members present voted Aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary