

TOWN OF EAST BLOOMFIELD

Planning Board Minutes February 20, 2014

Planning Board Members Present: Karl W. Smith, Brud Hedges, Julie Pellett, Daniel Compton, Brad Bennett, Kip Jugle.

Absent: Gene Rogers.

Others Present: Kim Rayburn (Secretary) Art Babcock (Agent), Tom Corsaro (Owner).

Smith opened the meeting at 7:30 pm .

I. 7:30 P.M. Waiver of Subdivision- Ag land. Owner, Tom Corsaro 2282 Pond Rd Bloomfield, NY 14469 tax map # 54.03-1-27.000. Parent parcel of 32 \pm Acres, land transfer of 25.5 \pm acres leaving 6.5 \pm of Residential parcel with existing SF home with an easement to the 25.5 \pm acres.

Smith asked Babcock to explain the proposal, Babcock stated that Mr. Corsaro presently lives in the log cabin that's located on the southwest corner of the 32 5 \pm acre parcel, most of the remaining lands are currently being farmed by Rogers. Corsaro would like to subdivide off 25.9 acres of agricultural land leaving the remaining land as residential with Corsaro's existing log cabin. There will be an easement of a minimum of sixty (60) feet using the existing driveway back to the 25.9 parcel. Babcock stated that there is no proposed construction; this is for agricultural purposes only. Jugle asked if the back parcel would be continued to be farmed. Corsaro stated that he is entertaining offers from a few farmers, and the land is surrounded by other farm land.

Smith asked for any other comments, there were none. Smith stated that a short form SEQR was presented although not needed for this proposal.

Jugle made a motion and Hedges seconded the motion to declare this and unlisted action for Seqr with a negative declaration.

Smith made a motion and Hedges seconded the motion to approve the waiver of subdivision for land transfer only of 25.9 \pm acres with an easement of sixty (60) feet leaving 6.1 \pm acres of remaining lands of parent parcel with Cosaro's single family home.

Record of Vote:

Karl W Smith Aye
Brud Hedges Aye
Julie Pellett Aye
Dan Compton Aye
Brad Bennett Aye
Kip Jugle Aye

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

II. Discussion on proposed zoning changes

The Board discussed the used motor vehicle proposal, and definition of hard packed surface supplied by Rayburn. The definition was accepted and a few changes were made to the proposed Special use permit, Rayburn will make the changes and send back out to the Board for their review.

Jugle discussed the final documents of the Natural Resource Extraction working group. He stated that they will be presented to the Supervisors that supported the group and he sent them to Smith and Rayburn also. Rayburn will forward them to the Board for their review. He also discussed that the floating zone should be considered as a future tool and that the Comprehensive Plan Committee should list it as an action item for future review. The floating zone is something that can be used as a tool that has pre- set regulations for a future use without forcing a fixed area/district where it could be allowed, but the regulations that are put in place could determine where it may not be allowed.

A brief discussion was held on the Moratorium that is in place until April 23, 2014 when the Moratorium has ended. The Code Enforcement office and the Planning and zoning Board can resume business as usual and accept applications for Commercial, Light Industrial and Major Subdivision's.

III. Minutes of February 6, 2014

Bennett made a motion Pellett seconded the motion to approve the minutes of February 6, 2014

All board members present voted aye, with the exception of Jugle who abstained as he was not present at the February 6, 2014 meeting. Vote was carried.

IV. Meeting Adjourned

Smith made a motion and Hedges 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