

TOWN OF EAST BLOOMFIELD

**Planning Board Minutes
April 16, 2015**

Planning Board Members Present: Brad Bennett, Julie Pellett, Karl W. Smith, Daniel Compton, Kip Jugle, Francis Overmoyer, and Matthew Rogers

Others Present: Andy Hall (CEO), Kim Rayburn (Secretary)

Bennett opened the meeting at 7:30 pm.

- I. Area Variance Review, TV1-15** requesting to erect an addition onto the existing back barn that will require a setback Area Variance from the back lot line as his existing barn was built prior to current zoning and does not meet the Towns current set back requirements of fifty (50) feet from the rear lot line. Appeal of Town Code Schedule I. Lands owned by Don Brault. Lands located at 2350 Cannan Rd Bloomfield, NY 14469 tax map # 66.00-3-10.111.

Bennett began the review and read the answers that Brault provided on the questionnaire form, The Board feels that the proposed could be achieved by moving the addition to the East Side of the building. If that was proposed a variance may or may not be needed but without having exact measurements on a site plan it’s hard to say if it would still be within the required setback or not. The Board feels that the map provided is not an acceptable map, The definition of site plan is: *a plan, to scale, showing uses and structures proposed for a parcel of land, including lot lines, streets, existing and proposed buildings and structures, topography, rights-of-way, parking areas, open space and any other information deemed necessary by the Code Enforcement Officer, Planning Board or Town Board.* Overmoyer stated that the plan should show where any proposed or existing buildings are located and the distance to property lines other than being drawn on a picture. Jugle stated that the Zoning Board will need to know how much of a variance is being requested and the documents provided do not show that. The Board agrees and continued its review of the request.

Jugle and Overmoyer noted that this addition would make a pre-existing non-conforming structure even more non-conforming and the Boards do not usually grant these requests. If the proposal was going to make the structure closer to conformance then that would be different. Jugle also stated that there are other buildings on the site so Brault does have other options.

Planning Board Decision:

Overmoyer made a motion and Pellett seconded the motion to forward the application to the ZBA with comments that they are not in favor of the proposed:

Whereas:

- 1. The proposed would make a pre-existing non- conforming building even more non-conforming
- 2. An alternative method can be obtained by putting the addition on the east side of the building
- 3. There are more buildings on the property that could be used for this proposal

Record of Vote:

Brad Bennett	Aye		
Julie Pellett	Aye	Karl W. Smith	Aye
Kip Jugle	Aye	Francis Overmoyer	Aye
Dan Compton	Aye	Matthew Rogers	Aye

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

II. Discussion on subdivision requirements and mapping requirements

Rayburn provided the Board with the map requirements that are provided to applicants when they request a subdivision packet, she informed the Board that the current requirements do not match up exactly to what is in the code book, the Board would like these changed to match the book. A discussion was held on the procedures for a lot/ parcel line adjustment and the need to create new verbiage for them. The county suggested the Board look at the Town of West Bloomfield's newly adopted verbiage for lot/ parcel line adjustments, the Board reviewed that and their current code, the Board felt that the current code was sufficient and discussed their ability to waive some regulations for non-applicable items for each proposal.

V. Minutes of March 19, 2015

**Pellett made a motion and Rogers seconded the motion to approve the minutes of March 19, 2015
All Board members present voted aye, Vote was carried unanimously.**

VI. Meeting Adjourned

**Smith made a motion and Pellett 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