

TOWN OF EAST BLOOMFIELD

Planning Board Minutes April 17, 2014

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

Others Present: Andy Hall (CEO), Kim Rayburn (Secretary), Tom & Martha Baker (Owner), Adam & Ashley Delong (Agent), William & Marjorie Hardy (Owner)

Bennett opened the meeting at 7:30 pm.

I. #TV1-14. Area Variance Review, Thomas Baker, Owner of The Furniture Doctor is requesting to erect a front porch, stairs and a handicap ramp on his existing Commercial Business as his existing business was built prior to current zoning and does not meet the Towns current set back requirements of one hundred (100) feet from the Highway right of way. Appeal of Town Code Schedule I. Lands located at 7007 Rts 5&20 Bloomfield, NY 14469 tax map # 80.00-1-45.000.

Tom Baker gave the Board an overview of the proposal. Hall contacted Baker regarding handicap accessibility to his Commercial business and Baker is proposing to add a deck, stairs and a handicap ramp onto the front of his existing business in order to comply with the ADA regulations and also allow passage for customers from both ends of the deck. This will also allow loading and unloading through this access. The type of business has changed from restoration to retail and Baker is hoping the new look of the porch will improve the look of the building and And draw more attention to the retail Business as well. He would also like to put some of the goods for sale on the deck getting them out of the elements and the front yard area. The deck will have a covered roof and cedar post railings and balusters. Baker stated he will have new siding on the building as well.

Bennett asked for input from the Board, Jugle stated that the building is preexisting and in order to accomplish the proposal he will need to be 8 feet closer to the right of way than he is now, he believes this proposal will fix Bakers current issues of becoming ADA compliant and making the entrance user friendly both customers and loading / unloading of retail product. Compton stated that the proposed will improve the looks and use of the front of the building and it doesn't create any issues for surrounding properties, he also asked about the time frame of the proposed and Baker stated that he will order the logs as soon as possible if he is granted the Variance.

Smith made a motion and Hedges seconded the motion to forward the application to the ZBA with comments that they are in favor of the proposed:

Whereas:

- 1. The building is pre-existing non-conforming**
- 2. Proposed brings the Commercial Business into ADA compliance**
- 3. Proposed will make the front of the building look esthetically better without affecting the character of the neighborhood and make the entrance customer and retail friendly**

Record of Vote:

Brad Bennett Aye

Gene Rogers Aye

Brud Hedges Aye

Dan Compton Aye

Karl W. Smith Aye

Kip Jugle Aye

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

II. Sketch plan Review 1 Lot Subdivision, William Hardy (Owner) Ashley DeLong (Agent) Art Babcock (Agent). Lands located at 1968 State Rt 444 Bloomfield, NY 14469 tax map # 53.00-1-27.100. Parent parcel of 96.6 ± acres creating a 2± acre parcel.

Bennett stated that we have a sketch plan review for a one (1) lot subdivision of William Hardy's lot that will be sold to the DeLong's to eventually build a single family home on. Babcock stated that the map provided is a sketch plan map and there will be additional information on the Preliminary/Final map such as a fifty (50) scale blowup of the lot being subdivided off and contours of that parcel, and because it is less than five (5) acres perc test need to be done and added to the map. Babcock stated that typically sight distance is shown on the map as well for the driveway.

The lot slopes away from the road and drains to the back of the property, right now it's a field of strawberries. He stated they are going to take a straight line off the back of the property with the house and square it off to the south property line. Babcock will need to finish the survey, set property pins and prepare the Preliminary/Final maps.

Planning Board Decision:

Compton made a motion and Smith seconded the motion to accept the Sketch plan for a one lot Subdivision for William Hardy (owner) Ashley DeLong (agent) lands are located at 1968 St Rt 444 parent parcel of 96.6 ± acres creating a 2± acre parcel, leaving 94 ± acres of parent parcel. Tax map # 53.00-1-27.100

Whereas:

1. New maps will be provided for Preliminary/Final with all required data

Record of Vote:

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

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

III. Discussion:

Smith updated the Board on the Comprehensive Plan, John Steinmetz had met with the committee and they are actively working on the plan, they need to review the floating zone and he feels the plan should be completed at their next meeting. The Committee is hoping to have the plan completed and reviewed and ready for a public hearing by the end of June. Jugle stated that the Comprehensive Plan committee should have a list of actions items that they want to review in the future, then every year those items and any new items should be reviewed for changes or additions to the plan.

Bennett asked Jugle, Rogers and Hedges to review the Special Use Permit for Commercial Natural Resource Extraction that the Board reviewed at the last meeting. Bennett stated that the Planning Board would like to still review the porta-potties and camper travel trailer topics. A brief discussion was held on putting in regulations for screening/buffering year round porta-potties so they would be out of view from the public, and possibly limiting the time frame to summer months. Also it was suggested a commercial operation with a certain number of employees would be required to have a septic system, this would need to be looked into for legalities. Babcock stated that if you have running water inside a building you have to have a septic system. Rogers stated that the Health department is in favor of porta-potties. These topics will be discussed at the next meeting.

Smith asked if the ZBA would be reviewing all of the proposed zoning changes again, Bennett stated that the Planning Board will forward the packet to them when they get it complete before it gets sent on to the Attorney and the Town Board.

IV. Minutes of April 4, 2014

Pellett made a motion Compton seconded the motion to approve the minutes of April 4, 2014

All board members present voted aye with the exception of Rogers, Hedges and Jugle who were not present at the April, 4, 2014 meeting, Vote was carried.

V. 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