

TOWN OF EAST BLOOMFIELD

Planning Board Minutes April 3, 2014

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

Absent: Gene Rogers, Brud Hedges, Kip Jugle.

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

Bennett opened the meeting at 7:30 pm.

- 1. 7:30 P.M.** Review the Natural Resource Extraction Special Use Permit, and address the list of items still to be discussed for possible changes or additions to the Zoning Code.

Bennett reviewed the Special Use Document that he and Rayburn put together for the Boards review. He explained that he went thru each section of the Special Use Permit document that Jugle had provided from his Committee meetings and compared it with our existing SUP *135-73 Commercial excavation operations* and merged the two documents together where applicable. He left the SUP approval in the hands of the Town Board, but felt it was a good idea to have the Planning Board review the application first then forward onto the Town board with their comments as they would do for a Variance to the ZBA. He also added the section on waivers to the end of the document giving the Town Board the option of waiving any of the provisions not applicable to each individual proposal. The Board reviewed the combined document that will be renamed *Commercial natural resource extraction operations*. Bennett asked the Board members for any suggestions or comments on the merged document and they all agreed that the new document would replace the existing SUP 135-73 in order to cover a broader range of future proposed natural resource extraction projects.

The Board then reviewed a list of items that they wanted to look into further from prior meetings when reviewing the current code. The following changes were suggested:

- In the AR-2 district a section would be added to B. (6) adding the letter (d) which states:
(d) no piling of manure within one hundred feet of any water supply system or watercourse.
- More review needs to be done on regulations for porta potties both temporary and year round to be placed in all district regulations
- copy subsection (11) out of the Permitted accessory uses and structures in the AR-2 District and add a number (3) to the Commercial section which states: *Other accessory uses not specified herein may be approved by the Town Planning Board, provided that the Board determines that such uses are clearly accessory to the permitted principal use and consistent with the intent of the zone district and this chapter.*
- Suggestion of creating a new Special Use Permit for RV, camper or travel trailer's on property without a single family home. Hall will work on creating regulations for the Boards review.

I. Discussion:

Smith updated the Board on the Comprehensive Plan, John Stimintz has almost completed the mapping and some verbiage changes and he feels the plan should be completed soon.

Bennett stated that he had a conversation with Supervisor Crowley regarding the declaration on Seqr for the Comprehensive Plan and she stated she would follow up with the Town Board and make sure this is done.

Rayburn provided the Board with information on an upcoming request for an Area Variance application from the Furniture Doctor, Hall gave the Board an overview of the proposal. Hall contacted Mr. 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 Commercial business in order to comply with the ADA regulations that Hall has requested he comply with. The building is preexisting non-conforming to the set-back requirements from the highway right of way. In order to accomplish his proposal he will need to be 8 feet closer to the right of way than he is now. This application will be on the Agenda for the next meeting scheduled for April 17th.

The Board held a brief discussion on an e-mail that Hall sent providing them with some updated information and pictures of the open Violation against the Singer property that currently holds a Special Use Permit to sell used vehicles. The property has started to become used for a motor vehicle repair shop and is not in compliance with the existing SUP. Hall has issued two appearance tickets for failure to obtain a site plan review for an accessory Commercial structure and for failure to obtain a building permit. There are some unsafe practices that will also need to be addressed and some accumulating vehicle debris. Singer will appear in Town court on April 17th.

III. Minutes of March 20, 2014

Smith made a motion Pellett seconded the motion to approve the minutes of March 20, 2014

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

IV. 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