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**Planning Board Minutes**  
**April 5, 2018**

**Planning Board Members Present:** Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Fran Overmoyer, Michael Donohoe, Steve Lester

**Others Present:** Jim Kier (Code Enforcement Officer) Kimberly Rayburn (Secretary)

Fink started with an introduction of the two (2) new Planning Board members, Fink asked them how they came about becoming a Board member, Lester stated that he heard there were some openings and felt it was a good opportunity to get his feet wet, Donohoe stated that he had just recently done an addition onto his home on Michigan street and Kier mentioned that there were openings so he thought it was the right opportunity to join the Board.

Compton asked about their background, Lester explained that he grew up in Bloomfield and has lived here his entire life, he works in sales at Turnbull Restoration and is also Doug Turnbills son in law and he lives on Woolston Rd. Donohoe stated he is from New Jersey and married a woman from Bloomfield approximately 4 ½ years ago. His children go to Bloomfield school and were recently in the school play, he is an American Heritage Girls leader as his youngest daughter is a member. He has a background in sales and marketing and is doing advertising sales now and has some involvement in politics in his past.

A brief discussion was held on the responsibilities of the members, Lester and Donohoe stated they did not get a clear understanding of what it is they will be doing as Board members until now.

**Fink opened the meeting at 7:30 pm. And waived the reading of the public hearing as there was no public in attendance.**

**Compton made a motion and Pellett seconded the motion to close the public hearing, all Board members voted aye.**

**I. TS1-18 Preliminary/Final 1 Lot Subdivision,** TS1-18 lands located at 6631 Cherry Street. Owner John (Richard) Lyons tax map # 54.00-1-10.111. Parent parcel of 12.3 ± acres removing 10.565 (centerline of rd) from parent parcel leaving 2.222 (centerline of rd) with single family home and barn

The Board reviewed the maps, the farm note is on the final maps as requested. The Board discussed what they need for a subdivision and what the map requirements are with the new members. They also explained the difference between a subdivision which creates a new lot and a lot line adjustment which does not create a new lot but makes existing adjacent lots larger or smaller.

**Fink discussed SEQR, Compton made a motion and Rogers seconded the motion to declare SEQR an unlisted action with a negative declaration**

**Planning Board Decision:**

**Compton made a motion and Pellett seconded the motion to TS1-18 Preliminary/Final 1 Lot Subdivision,** TS1-18 lands located at 6631 Cherry Street. Owner John (Richard) Lyons tax map # 54.00-1-10.111. Parent parcel of 12.3 ± acres removing 10.565 (centerline of rd) from parent parcel leaving 2.222 (centerline of rd) with single family home and barn

**Whereas:**

1. For Land Transfer only

**Record of Vote:**

**Fink Aye Pellett Aye Compton Aye Rogers Aye Overmoyer Aye Donohoe Aye Lester Aye**  
**All Board members present voted Aye, Vote was carried unanimously.**

**II. TV1-18 Area Variance, Owner Karin Driscoll** lands located at 6349 Co Rd 39 tax map # 68.00-1-39.000 House is pre-existing non-conforming to today's front setback regulations of seventy-five feet, owner would like to add on a 12 x 14 screened in porch to the east rear side of her home

The Board explained the Variance procedures to the new members, the Planning Board only looks at the proposal from a Comprehensive plan point of view to make sure it does not significantly go against the Town Comprehensive plan, they do not make decisions on the proposal, all they can do is forward the application onto the Zoning Board of appeals with their advisory opinion.

Overmoyer stated that he does not see the location of the septic tank or leach field on the maps and feels they should be noted. Also, there is a fuel tank noted on the map that the Board feels should have more clarification. The Board stated that the proposed addition does not make the nonconformance any worse as it is located at the rear of the home.

**Planning Board Decision:**

**Overmoyer made a motion and Pellett seconded the motion to forward the application onto the ZBA** with the advisory opinion that Area Variance #TV1-18 request of Owner **Karin Driscoll** lands located at 6349 Co Rd 30 tax map # 68.00-1-39.000 addition of a 12 x 14 screened in porch to the east rear side of her home does not significantly go against the Comprehensive plan therefore the PB suggest approval.

**Whereas:**

- 1. The Board feels that the maps need to show the location of the septic tank and leach field**
- 2. The feel that more information is needed to clarify the fuel tank shown on the map**

**Record of Vote:**

**Fink Aye Pellett Aye Compton Aye Rogers Aye Overmoyer Aye Donohoe Aye Lester Aye**  
**All Board members present voted Aye, Vote was carried unanimously.**

**III. Discussion:**

Fink and Kier brought to the attention of the Board a revised site plan map from the Irish Mafia, they are purchasing a 10 x 16 shed that they want placed next to the cooler that was previously approved and beside the dumpsters located at the back of the building. Overmoyer stated that the location is fine and meets setbacks, Compton stated that it is a temporary structure therefore they don't feel the need for a formal site plan application. The shed will be for storage and will not have utilities.

**Planning Board Decision:**

**Overmoyer made a motion and Donohoe seconded the motion to approve a revised Site Plan map for the addition of a 10 x 16 storage shed for the Irish Mafia located at 2971 Whalen Rd Tax Map # 81.00-1-33.100**

**Whereas:**

- 1. There will be no utilities**
- 2. The shed will be 1 story, 10 x 16 (160 sq ft) for general storage and lawn equipment**
- 3. Placement of shed will be as shown on the site map**

**Record of Vote:**

**Fink Aye Pellett Aye Compton Aye Rogers Aye Overmoyer Aye Donohoe Aye Lester Aye**  
**All Board members present voted Aye, Vote was carried unanimously.**

The Board held a discussion with the new members on solar and the reviews currently on our agendas. Lester and Donohoe were given the past few sets of minutes from Rayburn to familiarize themselves with where the Board is on both reviews. There was a brief discussion held on decommissioning.

Compton updated the Board on training he attended at the County training facility, they discussed water quality and the water shed. They reviewed some issues including not spreading manure on frozen ground as it will not be able to penetrate into the ground and during a thaw it will run off and possible contaminate surface water. He stated that education and encouragement are needed but they did not give tools to accomplish it. Compton also stated that a good project for the Eagle Scouts would be to clean out catch basins so that they are not clogged and have debris that prevents the water from entering the basins.

**IV. Minutes from March 15, 2018**

**Rogers made a motion and Pellett seconded the motion to approve the minutes of March 15, 2018  
All Board members present voted Aye, Vote was carried unanimously.**

**V. Meeting Adjourned**

**Overmoyer made a motion and Rogers seconded the motion to close the meeting @ 9:10 pm.  
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary