

# TOWN OF EAST BLOOMFIELD

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## Planning Board Minutes July 21, 2016

**Planning Board Members Present:** Brad Bennett, Julie Pellett, Daniel Compton, Fran Overmoyer, Matt Rogers

**Absent:** Karl W. Smith, Fred Fink

**Others Present:** Kimberly Rayburn (Secretary), Nathaniel Jones (Owner)

**Bennett opened the meeting at 7:30 pm**

Compton made a motion and Rogers seconded the motion to waive the reading of the public hearing, All Board members present voted aye, Vote was carried unanimously.

**I. Site Plan Review—Owner, Kevin Conway (Agent) Nathaniel Jones property located at 7124 Gauss Rd Bloomfield NY, 14469 tax map # 80.00-1-49.130** barn in front of proposed SF home, due to the location of the existing driveway, topography of the land and where the new owner could get the property to perk.

A brief discussion was held on the maps, the Board did not receive new maps with the farm note as requested, Bennett stated that he and Rayburn could not find where it is required on a site plan, it is required on a subdivision. Jones will make sure new maps are provided to the Board as requested. Compton stated the approval can be contingent upon receiving those maps. Bennett stated everything else on the maps provided was acceptable.

**Compton made a motion and Overmoyer seconded the motion to close the public hearing as there was no public in attendance, All Board members present voted aye, Vote was carried unanimously.**

**Planning Board Decision:**

**Compton made the motion and Overmoyer seconded the motion to approve the Final Review of SPL2-16 Site Plan Review—Owner, Kevin Conway (Agent) Nathaniel Jones property located at 7124 Gauss Rd Bloomfield NY, 14469 tax map # 80.00-1-49.130** barn in front of proposed SF home, due to the location of the existing driveway, topography of the land and where the new owner could get the property to perk.

**Whereas:**

1. Final Site plan map approved, contingent upon receiving new maps with the farm note.

**Record of Vote:**

Brad Bennett	Aye
Julie Pellett	Aye
Francis Overmoyer	Aye
Dan Compton	Aye
Matt Rogers	Aye

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

## **II. Discussion:**

Bennett stated that Solar Regulations will be the topic for the next meeting scheduled for August 4<sup>th</sup>. Overmoyer stated that when dealing with the solar regulations, the Board needs to consider paved areas as part of the lot coverage along with structures.

Rayburn provided the Board with an application for Site Plan review for Michael Wagner (Bloomfield Mini Storage). Wagner would like to convert the existing structure by the road currently used as office space for the mini storage, rental of Commercial space including an office, and two (2) apartments, the conversion would take out the existing two (2) apartments and create eight (8) storage areas to become part of the mini storage. The Board reviewed the documents provided and stated that they would like a better site plan map with additional information on the parking areas, fencing areas, how the public will access the new storage areas, and they wanted to be sure the correct plan was in place for separation from the business offices and the storage areas was covered. Wagner will appear in front of the Board on August 18<sup>th</sup> for a Preliminary review.

## **III. Minutes of July 7, 2016**

**A discussion was held on the minutes from 7/7/2016, Rayburn was absent from the meeting the minutes were typed from the recorder, Overmoyer had a few minor changes in wording and an addition of a statement he made that was excluded.**

**Bennett made a motion and Compton seconded the motion to approve the minutes of July 7, 2016 as amended. All board members present at the July 7th meeting voted Aye, Rogers abstained, Vote was carried.**

## **IV. Meeting Adjourned**

**Rogers made a motion and Pellett seconded the motion to close the meeting at 8:05 pm. All Board members present voted aye, Vote was carried unanimously.**

Respectfully submitted,

*Kimberly Rayburn*

Kimberly Rayburn  
Planning & Zoning Board Secretary