

# TOWN OF EAST BLOOMFIELD

---

---

## Planning Board Minutes August 6, 2015

**Planning Board Members Present:** Brad Bennett, Julie Pellett, Daniel Compton, Kip Jugle, Francis Overmoyer, and Matthew Rogers

**Absent:** Karl W. Smith

**Others Present:** Andy Hall (CEO), Kim Rayburn (Secretary), Alan Fish (Owner)

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

- I. Waiver of subdivision- TS6-15, 3412 Flatiron Rd, Owner Fish Family Wealth Trust tax map # 95.00-1-61.110, Owner Parent parcel of 61 +/- acres remove 5.8 +/- acres of agricultural wood land to annex into existing lands of BAHC, LTD of tax map # 94.00-1-34.100. Leaving 55.2 +/- acres with existing SF home**

The Board reviewed the maps provided, a brief discussion was held regarding the property pins.

Bennett asked for any comments or concerns, there were none.

**Compton made a motion and Rogers seconded the motion to declare SEQR an unlisted action, negative declaration. Vote Carried.**

**Planning Board Decision:**

**Jugle made the motion and Pellett seconded the motion to approve Waiver of subdivision- TS6-15, 3412 Flatiron Rd, Owner Fish Family Wealth Trust tax map # 95.00-1-61.110, Owner Parent parcel of 61 +/- acres remove 5.8 +/- acres of agricultural wood land to annex into existing lands of BAHC, LTD of tax map # 94.00-1-34.100. Leaving 55.2 +/- acres with existing SF home**

**Whereas:**

1. The maps are accepted as submitted for Waiver of Subdivision, Land Transfer only.

**Record of Vote:**

Brad Bennett	Aye		
Julie Pellett	Aye		
Kip Jugle	Aye	Francis Overmoyer	Aye
Dan Compton	Aye	Matthew Rogers	Aye

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

**II. Revision to size of buildings for Special Use Permit TSP2-14 Michael Wagner Bloomfield Mini Storage 6996 St Rt 5 & 20 tax map # 80.00-1-42.111**

The applicant was not able to attend the meeting, Hall will explain the proposal. Hall explained that since the original plan Wagner has excavated some of the site and put millings down for parking. Wagner wanted to keep more of a buffer between the residential property to the west and the business so he left more area than originally proposed for that buffer. He wants to shorten the new buildings to maintain the buffer and still provide enough room for vehicles to drive around and between them. Wagner noted on his map that all setbacks remain unchanged from the original approved plan, the only change is the driveway width between the existing buildings and the new changes from 30 feet to 25 feet, but the distance between the new buildings remain the same at the 25 feet originally approved.

The original approved site plan proposed three (3) 20 x 150 storage buildings parallel to the road behind the front (primary) structure that houses the office for the storage business. The first proposed building closest to the road was shown at 75 feet back from the front property line at the closest point, and also set back behind the front line of the nearest existing storage building. Overmoyer questioned the setback and the front structure being the primary, a discussion was held. Hall stated that in his review of the proposal, he determined the front building on the property to be the primary structure as you can only have one; he stated there are already three (3) other buildings behind that structure and the proposed structures will be set back farther than the existing ones. He stated that Wagner was already approved for the three (3) new structures he just wants to make them shorter and shorten the distance between them and the existing buildings by five (5) feet.

The Board reviewed the revised map and held a lengthy discussion. Some members felt it the map was not as clear as the original map and it has some discrepancies. The three (3) original buildings are shown at the same set back however they are staggered in the original plan. The proposed center building may or may not have been labeled incorrectly for the proposed size, all the distances between the buildings, and distance to front, side and rear lot lines for setback purposes should be shown and accurate to scale.

Bennett made a motion to table the review until an accurate drawing to scale of the buildings with the proper dimensions determined to be 75 feet from the closest point to the right-of-way was provided. Overmoyer seconded the motion. Motion failed with a four nay to two aye vote.

A further discussion was held, Jugle made a motion to allow the three (3) additional buildings to be built as long as the first buildings closest to the road is 75 feet back from the right-of-way, and behind the front line of existing buildings, the first and second building will be 25 feet wide by 130 feet long and the farthest building from the road will be 25 feet wide by 120 feet long. The rear set back will be 35 feet as proposed in the original plan and a new dimensional drawing will be provided to Hall and added to the file before a building permit is issued. No one seconded the motion, motion failed.

Hall stated that the area around the buildings should show how much room is provided for vehicle swing; the Board agreed and stated that an updated map should be provided with the accurate data.

**Compton made a motion and Overmoyer seconded the motion to table the review until an accurate to scale site plan is provided.**

**Record of Vote:**

Brad Bennett	Aye		
Julie Pellett	Aye		
Kip Jugle	Aye	Francis Overmoyer	Aye
Dan Compton	Aye	Matthew Rogers	Aye

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

**III. Discussion:** Bennett advised the Board that he drove past the property of Phil White and the double wide has been removed as stated at the review from the last meeting for waiver of subdivision.

**IV. Minutes of July 16, 2015**

**Bennett made a motion and Overmoyer seconded the motion to approve the minutes of July 16, 2015  
All Board members present voted aye, Vote was carried unanimously.**

**VI. Meeting Adjourned**

**Bennett 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*

Kimberly Rayburn  
Planning & Zoning Board Secretary