

**Village of Bloomfield  
Zoning Board of Appeals Minutes January 26, 2023**

**Zoning Board of Appeals Members: Kimberly Gebo, Chair, Byran Bricco, Brad Hall, Mark Wollschleger, Don Bowe**

**Absent:** Mike Woodruff (applicant)

**Others Present:** Kimberly Rayburn (Building & Zoning), Christel Daggett (Secretary)

**Gebo opened the meeting at 7:00 pm, the reading of the public hearing was waived.**

**I. BV3-22 Area Variance**, Park place, Agent Michael Woodruff for East Bloomfield Cemetery Association tax # 67.19-2-28.100. Requesting a 30' Front yard Set Back where 40' is required. Building will be behind all existing buildings and cannot be seen from main Street or Park place.

The Board reviewed the application and map provided, a brief discussion was held. Gebo asked the Board for any further comments, there were none.

**Gebo closed the public hearing, all Board members present voted aye.**

The Board then started their review of the State mandated five (5) criteria tests.

1. **Undesirable change to the neighborhood:** They find that this proposal will not be an undesirable change.
2. **Alternative method:** This is the best location for the applicant, and it does not cause any issues or concerns.
3. **Substantiality:** The Board feels that this proposal is not considered substantial.
4. **Impact on the environment:** none
5. **Self-creation:** Although considered self-created because they want to build a storage shed, the need for storage is due to the sale of their current building to the Historical Society.

**Bricco motioned Bowe seconded to declare SEQR a type II, no further action required. All Board Members present voted aye.**

**Bricco made a motion Hall seconded to approve BV3-22 Area Variance**, Park place, Agent Michael Woodruff for East Bloomfield Cemetery Association tax # 67.19-2-28.100. For a 30' Front yard Set Back where 40' is required. Building will be behind all existing buildings and cannot be seen from main Street or Park place.

**Roll call vote: Gebo Aye Bricco Aye Hall Aye Bowe Aye Wollschleger Aye  
All Board members present voted aye, Vote was carried unanimously.**

**II. Meeting Adjourned:**

Gebo motioned Bowe seconded to adjourn @ 7:15 pm

Respectfully submitted,

*Christel Daggett*  
Village of Bloomfield Planning Board Secretary  
Zoning Board of Appeals Secretary &  
Code Enforcement Administrative Assistant