

Village of Bloomfield Planning Board Meeting of August 14, 2014

The meeting was called to order by Chairman Dan Morley at 7:00 p.m. Present were Dan Morley, Nikki Every, Gail Harrington, and Estelle Hall. Ken Martin was excused. Guest in attendance was Kevin Bailey.

Minutes: Dan motioned, Nikki seconded and it was unanimously carried to approve the minutes of the June 2014 meeting as submitted.

4 E Main St.: Kevin Bailey was present to discuss his plans to put apartments in the 4500 sq. ft. second story of the building located at 4 E Main St., which is located in the Village Center District (VCD). The first floor would be used for retail.

Zoning Map: The board reviewed the draft zoning map revision prepared by Ontario County Planning. The VCD will be mapped as discussed, as well as the boundary corrections, watershed protection delineation, and other clerical corrections. Gail motioned, Dan seconded and it was unanimously carried to recommend to the Village Board of Trustees that a local law be adopted to approve the revised zoning map as the official zoning map.

Incentive Zoning: the board reviewed the comments of the Ontario County Planning Board for the draft incentive zoning local law. The discussion included the following highlights:

1. County comment concerning the requirement for “green infrastructure” – the board reviewed the DEC laws which require the utilization of green infrastructure wherever possible for natural drainage areas and storm water treatments. This will be removed as a listed amenity and from the definition of amenity.
2. All districts are included for consideration because each district is unique in terms of assets and needs. Each application will be looked at individually to determine its merit to the community.

The board members have considered all of the County Planning Board’s comments and have made changes as they deemed appropriate. Dan motioned, Nikki seconded and it was unanimously carried to approve the amended draft incentive zoning law, and further to recommend to the Village Board of Trustees that the incentive zoning local law be adopted.

Sign law: The sign law was reviewed and the consensus is that it is difficult to navigate due to its format. An effort to simplify the requirements for each type of sign will be drafted in a chart format for review at the next meeting and some of the redundancies will be eliminated.

It was noted that Lotus Grove still has both a green street sign and a sandwich board in addition to the new sign. The green sign has two sections – the road name and the building name – the building name should be removed and sandwich board signs are required to be taken in overnight.

Zoning Law review: The board members received an update of all of the chapters of the zoning law reviewed to date. The chapter on signs will be reviewed at the Sept. meeting and the goal of the board will be to then review 2 chapters per month, as time permits, to expedite the process.

Next meeting: Meeting times were discussed and it has been decided that the planning board will meet at **6pm for all meetings effective with the Sept. 11 meeting.**

Adjournment: Dan motioned, Gail seconded and it was unanimously carried to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Kathleen Conradt
Clerk