

Village of Bloomfield Planning Board Meeting of December 11, 2014

The meeting was called to order by Chairman Dan Morley at 6:00 p.m. Present were Dan Morley, Gail Harrington, Ken Martin, Estelle Hall, and Nikki Every.

**Minutes:** Dan motioned, Gail seconded and it was unanimously carried to approve the minutes of the November 2014 meeting as amended.

**Review of Article XIII (new Article XI) for signs:** Ontario County Planning conducted a preliminary review of the draft law and congratulated this board on the stream-lining of the sign review. They recommend some language changes to clarify that a sign site plan application is not intended to replace the variance process for non-compliant sign applications. That section will be amended.

**Review of Article IX (new Article VIII) - districts**

Section 913

A. Section D – 1 – the maximum size permitted for buildings down town is appropriate – no change recommended

B. Section D- 2- discussed the 5 ft. front setback – it was decided to keep the current language as removing it would give the planning board no options for negotiation and buildings could be located almost anywhere on the parcel. The current language does not eliminate the possibility of variances where appropriate.

C. Section E – keep all “shalls” to allow for discussion and review with the option of a variance, if appropriate. The buildings will be more consistent with the current guidelines.

D. Section I – 1 – “...to the issuance of a building...” remove “...or sign...”

**Review of Article X Special Use Permits**

1. Section 1003 – F – discussed the intent of the term “commercial parking” which does not refer to parking of commercial vehicles but rather commercial “for-profit” parking of vehicles. The sentence will be amended to clarify such that no commercial parking (fee-based parking) will be permitted.

2. Section 1004 – add definition from ~135:23 for public/semi-public to Section 202 Definitions

3. Section 1005 H – misc. regulations

a.(#1) home occupations – change to match MR

b. (#2) signs – refer to sign law such that signage is permitted pursuant to number of dwellings

4. Section 1006 – change “master plan” to “comprehensive plan”. It was noted that a minimum of 15 acres is required for clustering. It was decided to maintain the current requirement.

5. Section 1007 – add definition for “stack parking” to Section 202

6. Section 1013 – remove “RB-1” as a day care center could be allowed in any district is it meets the requirements of the special use permit.
7. Section 1018 – H – change “shall” to “should”

#### **Review of Article XI (new Article XV) Site Plan Regulations**

Section 1106 – C- “The Planning Board may require” ...remove “that”...

#### **Review of Article XII (new Article X) Parking, Loading, Swimming Pools, etc.**

Section 1201 D – lighting – add “downward pointing” and “dark-sky compliant”

#### **Review of Article XIV (new Article XVIII) Penalties**

Section 1401 – 3<sup>rd</sup> line – correct typo for “of”

#### **Review of Section 202 Definitions**

1. All sub-definitions of “dwelling” should be arranged alphabetically
2. Remove “House Trailer”
3. Remove 1<sup>st</sup> definition of manufactured dwelling as redundant.
4. Add definitions for: public/semi-public and stacked parking.

**Next meeting:** The planning board will meet at **6 pm on Jan. 8**. The board will review the packet of definitions in conjunction with Section 202 of the zoning law. The board will also receive copies of Articles IX – XIV reviewed to date with changes marked in red.

**Adjournment:** Ken motioned, Nikki seconded and it was unanimously carried to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Kathleen Conradt  
Clerk