

## Village of Bloomfield Planning Board Meeting of January 11, 2018

The meeting was opened at 6:30 pm by Chairperson Ken Martin. Also present were; Sharol Nixon, Tom Kugris, and Nikki Every

Excused: Estelle Hall

In attendance: Mark Falsone, Jim Kier and Glenn Thornton (Thornton Engineering)

- I. Martin motioned and Nixon seconded and in was unanimously carried to approve the November 30, 2017 minutes, as submitted.
- II. **SPV1-18- Commodore 26 Maple Ave, tax map #68.17-1-27.100** has applied for a Site Plan review to erect a 13,200 sq. ft. addition onto an existing commercial building.
  - Thornton distributed maps of the expansion of Commodore. They are looking to expand their storage capacity on the .8 acre lot that was recently rezoned. A variance is needed for 10 ft. of new building, so 40' set back instead of the required 50' set back. Commodore will assist with drainage issues on Big M property. There will be no new parking or traffic density. New fire suppression system to be added. Target construction to begin summer of 2018.
  - Thornton attended the County Planning Board meeting and minutes were submitted. The County Planning Board suggested screening on the south side of Big M on Maple Ave. they also discussed that landscaping should also be planted to partially screen views to the site from the roadway and from the rear of the Big M.
  - Martin motioned, Every seconded and it was unanimously carried that a Public Hearing is not necessary for Site Plan **SPV1-18**.
  - Martin reviewed part 2 and 3 of SEQR
  - Martin motioned, Every seconded and it was unanimously carried to declare SEQR an unlisted action with a negative declaration.
  - Martin motioned, Nixon seconded to approve the Site Plan SPV1-18 to erect a 13,200 sq. ft. addition onto an existing commercial building located at 26 Maple Ave tax map # map #68.17-1-27.100

Whereas:

1. Contingent on ZBA approval of Area Variance

### Record of vote:

**Martin** Aye

**Nixon** Aye

**Every** Aye

**Kugris** Aye

All Board members present voted AYE, vote was carried unanimously.

III. **BV1-18-Commodore 26 Maple Ave, tax map #68.17-1-27.100 has applied for an Area Variance to erect a 13,200 sq. ft. addition onto an existing commercial building.** A Zoning Ordinance Appeal of schedule I is required as the addition will sit closer to the front lot line than today's standard of fifty (50) feet. A 9'8" front setback is requested as it will sit 40'2" where 50 is required.

- The Board held a short discussion, Keir (CEO) is in favor of the variance.
- Martin motioned, Every seconded and it was unanimously carried forward Area Variance # BV1-18, 26 Maple Avenue, tax map #68.17-1-27.100; on to the Zoning Board of Appeals with the advisory opinion that the proposed does not go against the Comprehensive Plan; therefore the Planning Board suggests approval.

**Record of vote:**

**Martin** Aye

**Nixon** Aye

**Every** Aye

**Kugris** Aye

All Board members present voted AYE, vote was carried unanimously.

IV. The next Planning Board Meeting is scheduled for February 8, 2018 at 6:30pm.

V. Martin motioned and Kugris seconded to close the Planning Board meeting at 7:15 pm

Respectfully submitted,

Laura Andolino, Secretary  
Planning Board