

Village of Bloomfield Planning Board meeting of March 13, 2014

The planning board meeting was called to order at 7:00 p.m. by Chairman Dan Morley. Present were: Dan Morley, Nikki Every, Gail Harrington, Ken Martin, and CEO Andy Hall. Also present were guests: Nancy Long, John O'Mara, Estelle Hall, and William LaForte (atty. for Mr. Bruckel). Excused was planning board member Nancy Witt. The meeting was held at the Village Office, located at 12 Main St.

Minutes: Dan motioned, Gail seconded and it was unanimously carried to accept the minutes of the February 27 meeting as submitted.

Site plan review for 3 Main St. addition: The review time line was discussed and the board has 60 days from 2/27 to approve/disapprove the site plan and then the special use permits will be reviewed. It is anticipated that the entire review process will be completed in April.

Article XI SITE PLANS was reviewed in relation to the site plan application:

1. Section 1103 A – all elements included
2. Section 1103B – completed
3. Section 1103C – will hold the public hearing open through April 10 and will relocate to a larger facility for April 10 meeting
4. Section 1105 A-N – complete
5. Section 1105 O – signs – still need a full sign site plan
6. Section 1105P – buffer – need a detailed report of plantings, especially near the intersection to address height and size for sight-line issues
7. Section 1106 A 1. Traffic circulation – is improved with access closure but on-site traffic flow needs to be clearly defined with details of traffic signage.
 - A.2 – improved with clearly defined walkway
 - A. 3 – complete
 - A. 4 – need signage site plan
 - A. 5 - reviewed by engineer and DEC – no concerns
 - A. 6 – water/sewer approved by DPW
 - A. 7 – heights of plantings need clarification and buffer along western boundary will be discussed
 - A. 8- n/a
 - A. 9 – buffering along western boundary will be discussed
 - A. 10 – reviewed by Fire Chief – no concerns beyond gate in fence if a fence is erected
 - A. 11 – no concerns
8. Section 1106 B – have consulted with experts and Ontario County Planning will also review the plan
9. Section 1106C – complies
10. Section 1106D – no concerns
11. Section 1106E – notification of residents within 200 ft.

Article IX Section 913 Village Center District was reviewed in relation to the site plan applic.:

1. Section A – purpose – supports elements of the VCD and the Comprehensive Plan

2. Section B- permitted uses: B1 and B5
3. Section C- specially permitted uses: C4 (section 1015), C5(section 1024)
4. Section D1 – complies
 - D2 – need a variance for setbacks
 - D3 – not appropriate for this project, “should” occupy full width
 - D4 – complies
 - D5 – n/a
5. Section E1 – more than one-story – complies
 - E2 – flat roof and cornices – complies
 - E3 – sidewalk from ROW to entrance provided – complies
 - E4 – complies
 - E5 - discussed architectural features – complies
 - E6 – not sure which drawing is actual depiction – larger drawing labelled A1 – Nov. 29, 2013 complies. Clarification is needed concerning possible door locations on the Main St and drive-thru sides of the building, as well as elements of the windows. Detail needed on elements and features of the north side of the building also as it will be highly visible to the public.
 - E7 – appears consistent – will need clarification
 - E8 – 10 – complies
 - E11 – multi-pane windows consistent with VCD guidelines
 - E12 – complies
6. Section F 1a – all sides of the building should be consistent due to high visibility
7. Section F1b-d – complies
8. Section F2 a-c complies, d-f n/a
9. Section F3 – would like a color rendering of the building
10. Section G 1&2 – complies
11. Section G3 – no shared parking planned for this project, however the applicant is encouraged to work with adjacent neighbor to the west for access to the rear of that property
12. Section G 4- variance needed for front yard parking
13. Section G5 – the building and fence proposed provide buffering and also protect the stream from traffic and litter
14. Section G6 – n/a
15. Section G7 – reviewed by village engineer and DPW – complies
16. Section H – need sign site plan
17. Section I 1-3 complies
18. Section I4 –still need engineering fees paid as billed before planning board can render a decision on application
19. Section I5 – need color rendering
20. Section G6 – no demolition planned

Buffering was discussed: a fence with gate is proposed. The planning board encourages the applicant to try to work out a compromise with the adjacent neighbor to the west. The goal of all development should be to benefit the entire community.

Area variances for site plan application: The area variances were discussed in relation to the project and the board feels that the variances are reasonable. Dan motioned, Ken seconded and it

was unanimously carried to recommend to the ZBA that the area variances for front yard setbacks and front yard parking be granted for the site plan application for 3 Main St.

Lotus Grove Sign Application

Mr. Terry Baird, contractor representing Sandy Hicks, will submit a complete sign site plan and short form EAF for the ground-mounted sign proposed. He will also apply for two (2) variances to allow a free-standing sign in a Light Industrial District and a free-standing sign with a height exceeding 5 ft. (for visibility). The design for the proposed sign, the short form EAF, and the required variances applications should be submitted together. The street sign at the road should be removed when the ground-mounted sign is installed. The review materials should be submitted no less than 1 week prior to the planning board's scheduled meeting. The board of trustees will be asked to waive the sign variance fees as the total costs for variances and sign site plan could exceed the cost of the sign.

Draft local law for zoning map change: Ken motioned, Gail seconded and it was unanimously carried to recommend adoption to the board of trustees of the draft local law to amend the zoning map to change the Light Industrial District to the more appropriate zoning stated in the law.

Annual report on the Comprehensive Plan: Dan motioned, Gail seconded and it was unanimously carried to recommend to the board of trustees that they accept and hold for public comment the annual report on the Comprehensive Plan.

Draft local law for incentive zoning: the board received the updated draft of the local law as discussed in November of 2013. The past minutes containing discussion of incentive zoning will be re-sent to all planning board members and the law will be discussed at a future meeting.

Adjournment: Dan motioned, Nikki seconded and it was unanimously carried to adjourn the meeting at 8:40 p.m.

The planning board will meet on March 27, 2014 at 7:00 p.m. in the village office. The applicant for 3 Main St. will be invited to attend.

Respectfully submitted,

Kathleen Conradt
Clerk