

## **Village of Bloomfield Planning Board Meeting of October 8, 2015**

The regular monthly meeting was called to order at 6:00 p.m. by Chairperson Gail Harrington. Present were Gail Harrington, Sharol Nixon, Ken Martin, and Estelle Hall. Nikki Every and CEO Andy Hall were excused.

**Minutes:** Gail motioned, Sharol seconded and it was unanimously carried to approve the minutes of the meeting as submitted.

**Sign site plan for BCS:** Daryl Lord was present to discuss a new non-conforming, free-standing sign to replace an existing non-conforming sign. Discussion included:

1. Proposed sign is LED and is similar to those installed by other schools and municipalities
2. Sign will replace existing sign and be constructed parallel to Oakmount Ave. using existing infrastructure, which was constructed as a memorial to some former students.
3. NITs are approx. 5000 but can be dimmed
4. The screen is programmable and can be darkened or turned off overnight to reduce impact on nearby residences and scroll speed can also be controlled.
5. As the sign will flash and have motion; it is a non-conforming sign. It is also larger than the allowed 16 sq. ft. and at a greater height than permitted in the code.

The planning board discussion included:

1. The proposed sign is less non-conforming than the existing sign
2. Proposed height accommodates existing vegetation. The planning board suggests that the sign be lowered to match the height of the columns and modify the vegetation as needed.
3. Suggest that the sign be darkened or turned off from 10 p.m. until 5 a.m. unless there is an event at which time the sign could remain on until 11 p.m.

Gail motioned, Nikki seconded and it was unanimously carried to forward the sign site plan application made by the Bloomfield Central Schools to the ZBA for a sign variance and further that the sign be darkened or turned off from at least 10 p.m. until 5 a.m. unless there is an event at which time the sign would be turned off by 11 p.m.

**Final Site plan for car wash at 1 Elm St.:** Peter Bruckel, Ken Perelli, and John Sciarabba were present to discuss the final site plan for the car wash accessory use for the gas station located at 1 Elm St. The applicant was asked to present lighting, signage, and landscaping plans and information concerning the dumpster and buffering. Discussion included:

1. All lighting will be dark sky compliant. Two decorative building-mounted lights will be installed on the east and south sides of the building. No lighting is proposed for the north and west sides. A light pole will also be installed.
2. The dumpster will be relocated 10 ft. to the northeast corner near the fence for better access. No enclosure is proposed as it will be easier to keep the area around the dumpster clean. The dumpsters will be screened by the fence and the building. Plantings of 5 trees west of the driveway, between the dumpster and the fence, will provide additional buffering of the dumpster and headlights.
3. Buffering – the new building foot print will be 15 ft. from the property line in addition to the 10 ft. easement between the proposed project parcel and the adjacent property to the west. There is an

existing wood fence buffering the west side of the property and a row of mature maple trees on the western boundary of the easement. As the existing vegetative boundary between 9 Main St. and the proposed property extends over the easement, the existing vegetation would need to be removed in order for any new plantings to survive.

4. Signage – the only sign proposed is a building mounted sign on the Main St. side. The sign will be LED which will be dark sky compliant. Some directional signs are proposed as well.
5. Nikki asked about changing the Main St. entrance/exit to an exit only. The response was that two curb cuts were eliminated onto Main St. for safety and losing the single remaining entrance from Main St. defeats the purpose of having a corner lot and would be an economic hardship for the gas station.
6. Historic character – the façade of the building meets the requirements of the VCD and the design will match the primary building adjacent to the east. The core commercial district currently has a drive-thru for the bank and a drive-thru for the donut shop.

**Ontario County Planning Board review and comments on the car wash:** a written report was received from Ontario County Planning (OCP) recommending disapproval of the project with the following comments and findings:

1. Buffering historic resources – “...the carwash is introducing a use to the core of the Main St. which is of different character than that which is customarily found on a village main street....extensive mature plantings should be included in addition to the fencing.” *The car wash is an allowable use in the VCD and meets the requirements for that district. The adjacent property is zoned RB-1. There are mature maple trees growing along the eastern border of the adjacent property which overhang into the ROW and provide adequate additional buffering to the project.*
2. Storm water management – “No information was provided regarding storm water management.” *the proposed building will have a smaller footprint and less impermeable surface area than the previous building. Storm water will empty into the existing storm water system constructed on the corner lot, as permitted by DEC in the original site plan for the gas station.*
3. OCP bylaws establish an interest in water quality, traffic and safety, and the relationship between tourism and community character. *The village comprehensive plan and zoning law both recognize the village center district (VCD) as the core commercial district for the village. The site plan is for an allowable use in the VCD and meets the requirements of that district.*
4. “The site will be predominantly impermeable surface...” *the proposed building will have a smaller footprint and less impermeable surface area than the previous building. Storm water will empty into the existing storm water system constructed on the corner lot, as permitted by DEC in the original site plan for the gas station.*
5. “The current driveway has two exit lanes and an entry lane that cross a public crosswalk...In winter, the water that drips from washed vehicles can cause icing problems on the sidewalk...” *As a result of the gas station renovation, the demolition of the deteriorating building on the car wash site and the introduction of the car wash as an accessory use to the gas station two curb cuts within close proximity to Ste. Rte. 444 have been eliminated. This increases safety for traffic and pedestrians. The crosswalk is approx. 120 ft. east of the driveway entrance/exit. The laser car wash includes drying the car as part of the process. There is a 12 ft. concrete pad outside the exit of the car wash that is heated to further assist in the drying process. The exit from the car wash is set back from the Main St. sidewalk. There is minimal risk of sufficient icing from water dripping to cause a safety hazard in a magnitude significantly larger than any other potential icing from winter weather. The existing car wash located in the VCD on Maple Ave. has no drying facility and has never caused icing of the sidewalk to pose a safety risk to pedestrians.*

6. "The car wash is located next to a building of historic character...The car wash changes the character of the site by introducing noise, traffic, lighting...which had previously been buffered by a building. A stockade fence is the only buffer proposed." *The proposed car wash building will also act as a buffer to the adjacent property comparable to the previous building. Currently there is a vacant lot which offers no buffering. The car wash process takes 7 minutes so traffic increase will be very gradual. There will be no lighting on the west side of the building and all other proposed lighting is minimal. West of the stockade fence is a full roll of mature maple trees. The applicant is relinquishing any claim for use of the easement between the car wash parcel and the adjacent residence which will provide an additional 10 ft. of buffer. The order board will be muted for the car wash.*

SEQR – as lead agent, the planning board made a determination that there would be no significant negative impacts upon the environment. The OCP Board did not identify any significant negative environmental concerns. The planning board re-affirmed their negative declaration of environmental impact.

Gail motioned and Sharol seconded that the car wash site plan be approved with the following conditions: the parcel be joined with the gas station parcel, the order board for the car wash will be muted, the dumpsters will be moved 10 ft. further north, and five (5) trees will be planted around the dumpster area between the dumpsters and the fence to provide additional buffering. The roll call vote was: Sharol – yes, Nikki –yes, Ken – yes, Gail – yes and Estelle – absent and the motion was passed.

**Adjournment:** Gail motioned, Ken seconded and it was unanimously carried to adjourn the meeting at 7:30 p.m. The next regular meeting will be Thursday October 8.

Respectfully submitted,

Kathleen Conradt  
Clerk