

Village of Bloomfield Planning Board Meeting December 13, 2018

The regular monthly meeting was called to order at 6:47 by Chairman Ken Martin. Also present were; Sharol Nixon and Nikki Every. Absent: Estelle Hall and Tom Kugris

In attendance: Jim Kier (CEO), Joel Steele, Lori Ashman, and Jen Downey

The meeting was opened with the pledge.

Approval of the Minutes: October meeting minutes were differed till next meeting because Tom was absent. Martin motioned and Nixon seconded and it was unanimously carried to approve the November 2018 minutes as submitted.

- I. **VBV1-18 Joel Steele, tax map #80.07-1-1.220** has applied for a Use Variance to make a bakery in the 1st floor of his office building.
 - Joel gave a brief description; Space was meant to be for offices. The space has been empty for the last 5-6 years. He has unsuccessfully tried to rent out the space and has had no luck after advertising in the newspaper and with signage. This has created financial hardship for him. He would be only altering the interior of the building nothing exterior. He would like to add a commercial kitchen which would include sinks, oven/stove, and refrigeration. If able to do this he would rent the space out as a bakery which would also serve coffee. Eventually maybe be able to bring in more businesses.
 - Lori Ashman is the baker who would like to rent the space. She stated that she is locally known for her truffles and plans to specialize in those at least at this time. She also makes cakes, cookies and cheesecakes. She would like to do weddings someday as wells. She wants to stay local but not operate illegally out of her home. She has searched out other locations in the village but they want too much for rent. She is looking to start small to get her footprint out there and would love to have a storefront someday and operate a full bakery.
 - Joel explained the area he has chosen already has access to water etc. Joel is aware that he would have to rip up the carpet and meet all NYS health codes. He will have to put in sinks, stoves and refrigeration. He stated that he currently has bathroom facilities and adequate parking. Entry would be in the front of the building. The bakery space would only be a portion of the 1st floor on the north side but he hopes maybe something else would be able to fill the remaining spaces in the future.
 - Every stated that was a nice area with convenient parking. No members of the board thought there would be any impact on traffic.
 - Joel stated he is the only one in the area zoned as RB-1 and wondered what has to be done to rezone the entire lot to Commercial. Martin explained that was another procedure that would come to the Planning Board for review then recommended to the Village Board for them to decide. Kier stated that might be the way to go; rezone the entire space or Joel could be back asking for another use variance if another renter wanted to come in. Every recommended to Steele that he might want to continue with this use variance to the zoning board now then start the process to have it rezoned with the Village Board of Trustees. Ken reviewed Article 8-Section 807 page 18-RB-1 is a restricted business District; Buffer between commercial and residential. Ken doesn't see an issue. It is the only parcel. Ken reaffirmed with Joel that it is only that one section of the 1st floor. Not the entire floor. Joel agreed that at this time it is only the section that is on the plans that were submitted.

- II. Martin motioned and Every seconded, all other members in attendance in favor, to favorably forward the application for the use variance to the Zoning Board of Appeals for their December 27, 2018 meeting.
- III. Martin was not sure if the Planning Board or the Zoning Board was to review and fill out parts 2 and 3 of the Short Environment Assessment Form. He decided to fill it out and if the Zoning Board wanted to supersede him they could. Martin reviewed with the board the Short Environmental Assessment Form parts 2 and part 3. Martin read aloud each question and the Planning Board answered appropriately. Martin then signed the form.

Joel Steele, Lori Ashman, and Jen Downey left the meeting at 7:12

The next regular Planning Board Meeting is scheduled for January 10, 2019 at 6:30pm.

Chairman Martin motioned and Mrs. Every seconded to adjourn the Planning Board meeting at 7:15.

Respectfully submitted,

Donna Wollschleger Village Clerk/Treasurer