

Village of Bloomfield Planning Board meeting of July 28, 2015

The meeting was called to order at 6:00 p.m. by Chairperson Gail Harrington. Present were Estelle Hall, Sharol Nixon, Ken Martin and CEO Andy Hall. Nikki Every was excused. Also present were guests Steve Erdle, Glenn Thornton, Don Lasher.

Minutes: Gail motioned, Sharyl seconded and it was unanimously carried to accept the minutes of the July 9 meeting as presented.

Commodore Preliminary site plan

Mr. Glenn Thornton, engineer for Commodore, made a presentation of the project to connect buildings A and B. Highlights of the discussion included:

1. The proposed building will replace a walkway between buildings A and B
2. The new building will be dedicated to research and development of machinery
3. No major utility changes are planned – utilities will be brought into the new building through existing buildings
4. Some drainage improvements are planned
5. Some parking will be converted to green space in order to maintain grade and other areas will be dedicated to parking
6. The project area is designated as a DEC check zone so DEC must determine whether a permit will be needed. The existing drainage will be maintained so there will be no effect on the wetlands.
7. More handicapped parking will be added in other areas of the grounds, where grade and need dictate.
8. Two outside lights will be added at the doorways.
9. Zoning allows building coverage up to 35%. Coverage was looked at by individual parcel and also by the overall site. Coverage for the individual parcel is 17% and 33.94% for the entire site, excluding the undeveloped parcel to the rear and the portions outside the village boundary. Total coverage is approx. 20% if all areas of the site are included in the calculations.

Steve Erdle, 11 Jones Terrace, requested permission to speak. His property abuts the Commodore property, and he was interested in the location of the new building. The new building will be on the south side of the property and he abuts the property on the north. He asked about loading/unloading of trucks near the pond. This is an issue unrelated to the new project but Mr. Thornton will inquire about the trucks.

The Planning Board reviewed the following:

1. Site plan application

- A. The application was reviewed in reference to Article XI. Gail motioned, Ken seconded and it was unanimously carried to declare the site plan application as complete.
- B. It was asked whether the parcels could be combined into one parcel so that all of the parcels would be in compliance with zoning. Mr. Lasher will inquire.
- C. Brian Rayburn, public works supervisor, has reviewed the site plan and has no issues in terms of water or sewer.

2. SEQR – Gail motioned, Estelle seconded and it was unanimously carried to declare the site plan application for Commodore as an unlisted action, and further that the planning board declares itself as lead agency for a coordinated review.

- A. Part I of the long form was reviewed and amended

B. Part II was reviewed

C. Part III will be completed when all interested agencies have had adequate time to respond, especially DEC. Ontario County IDA has responded in writing that they will defer to the planning board for the SEQR determination.

Adjournment

Gail motioned, Sharyl seconded and it was unanimously carried to adjourn the meeting at 7:20 p.m. The next board meeting will be on Thursday August 13 at 6:00 p.m.. A final review for the Commodore site plan is planned for that meeting.

Respectfully submitted,

Kathleen Conradt
Clerk