

Village of Bloomfield Planning Board Meeting April 11, 2019

Planning Board members present: Chairman Ken Martin, Nikki Every, and Tom Kugris.

Absent: Sharol Nixon, Estelle Hall

In attendance: Mark Falsone (Mayor) Jim Kier (Building & Zoning), John Barry and Angelo Prestigiaco (applicants)

The meeting was opened with the pledge and the Public Hearing was opened at 6:30 pm

I. Bloomfieldth2017, LLC agents John Barry and Angelo Prestigiaco present to discuss the age covenant removal.

Martin asked the applicants to follow up on their proposal, Barry stated that in the market analysis provided to the Board it has shown that they would have a hard time filling the units with just seniors as they only had two (2) serious inquires with their paid advertising. They really thought it would be the driving force to get more people into the Village. In January they decided to use their own marketing changing the wording from Active Adult Community to Luxury Town Home Community and have had incredible results. He does have interest from local residents and signed leases with adults with children ranging from 13 to 17 years of age and others under the age of 55. They also have some interest from seniors that have been told about the children and have had no negative responses. They have applicants that range anywhere from 30 to 50 years of age. With the attraction of a mix of seniors (50 to 60 yrs. of age), working couples, single parents with children and young adults they feel the age covenant first presented of eighty (80) percent 55 and over is clearly not what the market is calling for. They reiterated that these are high end two (2) bedroom rentals on a slab, except the few buildings that will have a basement. They would like to fill the units with the best candidates based on their qualifications and their background checks regardless of their age

Kugris stated that he is not concerned about removing the age covenant first proposed, the Village infrastructure can support the project, the school can support it, and it will be good for both the Town and Village. He also stated that he doesn't see how it could be enforceable; Kier stated that it would take him away from other issues or projects that are more pressing. Every stated that some of the older generation are interested in living closer to a hospital, she was originally concerned about small children living in this area with no sidewalks, Barry stated they have approximately sixty (60) interested parties on a waiting list with no small children. Martin stated that Barry has done his due diligence with marketing and showing the Board the need to remove the age covenant. This public hearing was to give the public the opportunity to speak up if they had concerns, however no one from the public is in attendance which makes him feel better about it. Mayor Falsone stated that since the public notice was in the newspaper his office has not received any inquires or concerns about it.

Martin closed the public hearing at 6:43 pm

Planning Board Decision:

Martin made a motion and Kugris seconded the motion to remove the age covenant for the 61-unit townhome project located on Elm Street owned by Bloomfieldth2017, LLC.

Record of vote:

Martin Aye

Every Aye

Kugris Aye

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

II. Adjournment: Martin motioned, Every seconded and it was unanimously carried to adjourn the meeting at 6:50 pm.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary