

Village of Bloomfield Planning Board meeting of April 24, 2014

The meeting was opened at 7:00 p.m. Present were Chairman Dan Morley, Ken Martin, Nikki Every, Gail Harrington, alternate member Estelle Hall, and CEO Andy Hall. Guests included Dave Conklin, Terry Hall, John O'Mara, Nancy Long, and Jay Mitchell. Representatives for the site plan applicant were John Sciarabba and Josh Bruckel and Ken Perelli.

**Resignation:** Dan acknowledged the resignation of Nancy Witt from the planning board and thanks her for her years of service. Dan welcomed Estelle Hall as the newly appointed alternate member.

**Minutes:** Dan motioned, Gail seconded and it was unanimously carried to approve the minutes of the April 10 meeting as submitted.

### **Review of site plan for 3 Main St.:**

Ontario County Planning review of 3 Main St.: There were 3 main concerns and several other items discussed. The following is offered in an effort to consolidate findings of previous meetings, to summarize consensus decisions and to focus the site plan review to alleviate redundancy.

### FINDINGS

#### **1. Segmentation**

- a. applicant stated that there are no plans for the development of the vacant parcel and recognizes the challenges of a DEC stream flowing through the middle of the property (Jan 23, pg 2, #2)
- b. development of adjacent vacant parcel would be a positive impact upon the environment (Feb13, pg 2, #1)
- c. although the plan does not comply with all of the VCD regulations, it is supported by the comprehensive plan (Feb 13, pg3, #17 and Feb 27, pg3, #3D1&3))
- d. village engineer determined that traffic generation estimates are reasonable and will have no negative impact and DOT comments will be addressed (Feb 27, pg 2, #B)
- e. diverting more traffic to the proposed exit on Elm St. could increase the traffic count in an area too close to the intersection. As the planning board is aware of the potential future uses allowable for the parcel to the north, it is believed that there is adequate frontage on the northern parcel, with a good line of sight, for a driveway for any of these uses.

#### **2. NYS DOT**

- a. village engineer determined that DOT comments will be satisfactorily addressed (Feb.27, pg2, B)
- b. DOT- Wm. O'Hearn – concurs with conditional approval – approves concept plan and will approve final details of drainage, etc. with highway work permit

#### **3. NYS DEC**

- a. village engineer reviewed and has no concerns for impacts upon surface water (Feb 13, pg 2, #3A)
- b. DEC guidelines don't require a SWPP for disturbances of less than 1 acre (Feb 13, pg 2, #3B)
- c. The runoff from this project will tie into the existing system (Feb 13, pg 2, #3D)
- d. stream corridor will be protected with erosion control measures (Feb 27, pg 2 #2A)
- e. no construction in stream beds will occur (Feb 27, pg 3, #3A1)
- f. a large portion of the village, upstream, also drains into the existing drainage system in that area (Feb 27, pg 3, #3A2)

g. fence and buffering will protect stream from traffic and litter (Mar13, pg 2, #13)  
h. DEC – Peggy Norry- no article 15 needed – should protect drainage system from runoff – approves concept

**4. Access point to the north indicates cross-easement**

a. Current site plan removes stub to the north – no cross-easement needed at this time

\*5. **Location of current and proposed storage tanks** – details provided by applicant

6. **Main St. façade** – will be modified to appear as a “front” instead of a “side” to improve aesthetics (Ap10, pg 1, #3)

**7. Lighting**

a. village engineer determined that the photometric contours for lights will be adequate and proposed canopy lights will produce less glare than existing canopy lights (Feb 27, pg 2, #C)

b. project is located in the center of the business district which is one of the brightest lit areas in the village with street lights and a traffic signal (Feb 27, pg 3, #C)

8. **Sidewalks** – developer will spend approx. \$10,000 for sidewalk and will not extend sidewalk further at this time (Jan 23, pg 2, #3)

CONCLUSIONS

1. Segmentation: the proposed project is an expansion of an existing business and thus is not a segmentation of a larger project.

A conceptual build-out of the adjacent vacant parcel is not warranted due to the speculative nature of the many listed allowable uses which would create too many unknowns to make a reasonable decision and there is adequate frontage on the northern parcel to construct a driveway with good line-of-sight for any future uses that would be further from the intersection.

2. NYS DOT: the planning board acknowledges that permits are required by DOT and will condition certificate of occupancy approval upon receiving all required permits. It is not uncommon for construction to begin before a highway permit is received, as long as no work in the ROW is done before the permit is issued. The curb may need to be re-established when the Main St. access is closed.

3. NYS DEC: the applicant should define steps and timeline for obtaining all required permits and/or a written agreement with the adjacent property owner for increasing storm water flow into tributary. An Article 15 Water Protection Permit is not required, as confirmed by the DEC, because the stream bed and banks will not be disturbed. Bulk storage permits can't be issued until the construction is complete. The planning board acknowledges that permits are required by DEC and conditions certificate of occupancy approval upon receiving all required permits.

4. Access point to the north : not needed as the current site plan removes the connecting stub

5. Location of current and proposed tanks: will be clarified and labelled.

6. Main St. façade: will be modified with false windows to appear as a “front” and not a “side” to improve aesthetics. Developer will try to keep trucks off of Main St. as much as possible during construction.

7. Lights: will be downwardly directed and will have less spillage than the current canopy lights.

8. Sidewalk: will be extended in the future as development dictates to discourage jaywalking across the road before the intersection. There are currently sidewalks on the eastern side of Elm St.

9. A letter of request to the assessor has been submitted to combine the two parcels.

#### MOTION ON PRELIMINARY SITE PLAN

Dan motioned, Gail seconded and it was unanimously carried to approve the preliminary site plan submitted by PEMM to construct a 1700 sq. ft. addition to an existing gas station/convenience store for a restaurant with drive-thru and to relocate the gas pumps at 3 Main St., tax map #67.16-1-18.100 and tax map #67.16-1-21.000 with the following conditions:

1. All required permits be obtained from NYS DOT prior to any construction in the ROW, curb cut or receiving a certificate of occupancy
2. All required permits be obtained from NYS DEC prior to receiving a building permit, with the exception of the bulk storage permit
3. The two parcels be combined into one prior to receiving final site plan approval
4. The escrow amount of \$1307.25 be paid in full to the village clerk for the services of Chatfield Engineers related to the review of the project, prior to receiving final site plan approval
5. The current and future fuel storage tanks be located and labelled on the plans prior to final site plan approval
6. New design of Main St. façade be included on final site plan
7. The second story signage, as depicted on the plan, will need a variance
8. A stop sign should be placed at the southwest corner of the building for pedestrian safety.

The planning board would be very interested in seeing a comprehensive sign plan as soon as it is available.

#### **Adjournment:**

Dan motioned, Ken seconded and it was unanimously carried to adjourn the meeting at 7:50 p.m. The next meeting will be May 8 at 7:00 p.m.

Respectfully submitted,

Kathleen Conradt, Clerk