

Village of Bloomfield Planning Board Meeting of May 11, 2017

The meeting was open at 6:00 p.m. by Chairperson Ken Martin. Also present were Estelle Hall, Nikki Every, and Tom Kugris

In attendance: Laura Andolino (Secretary) Kim Rayburn, Jim Kier (Code Enforcement Officer), Joseph & Angelo Prestigiacomio, John Barry, (Applicants) Glen Thornton, (Thornton Engineering) J.P. Schepp (Chatfield Engineering) Mark Falsone (Mayor), Janet Rector, Joan Merkel, Karl W. Smith, John Allen, and Dale Frasca.

I. Elm & Main LLC # VSP1-17 Preliminary/Final review

1. Thornton gave a brief presentation on the project, as it has been discussed in detail in past meetings. The proposal is for two (2) parcels to be combined to equal 12.27 + acres that will be the site for twelve (12) buildings with 2-6 units be building with a total of sixty-one (61) units. The project will be hooked up to public water & sewer, have four street lights, and will have catch basins that will drain into an oversized retention pond. There will be an age restriction of 55+ for the first twelve (12) years, the only changes to the plan were: there will no longer be a walking path out to Main Street as this area is too narrow for walking or creating another road for ingress/egress and the area is currently used as yards for the existing neighboring homes therefore the applicants felt it would be too intrusive for them, a five (5) foot stone dust walking path will be added along the driveway out to Elm Street, and the previously proposed maintenance building will now be a storage/office/fitness center for the residents. Barry provided the Board and public with samples of the materials that will be used on the buildings.
2. Martin opened the Public Hearing at 6:11 pm; he asked the residents to state their name and allowed them five (5) minutes each to speak. John Allen from 22 Elm Street asked about the signage for the development, he asked about the size of the sign and if a variance would be required. Second question was will the catch basin or retention pond be fenced off, 3rd question/statement was there is a spring in the middle of his driveway, he made the mistake of filling it in when the driveway was put in, it is always wet in that area, will the new driveway for the development be raised or should there be a swale put in between him and them. Thornton then stated that the sign has not been designed yet, but they are hoping it will be code compliant, a variance will be applied for only if needed. Thornton stated that the catch basin will only have a maximum of six (6) inches of water in it and they have no plans of fencing either the basins or the retention pond, it has never been done in any projects he knows of. A swale along the driveway between the development and Allen will go under the road and into the retention pond.
3. Joan Merkel stated that she wondered why there were not more people at this meeting and asked if it was posted somewhere. Martin stated that the Public Hearing was posted in the newspaper and Allen stated that the neighbors received a certified letter regarding the Zoning Board meeting and they were told about this meeting at the April Planning Board meeting.
4. Dale Frasca from 25 East Main Street, stated that at the last PB meeting he requested to have the landscaping go all the way down to the last building to screen the back portion of his property, Thornton stated that normally landscaping/buffering is to buffer residence or where people gather, the portion of the property in question is currently vacant recreational property. There is already an existing natural screening in place so asking the developers to add more seems to be going above the call of duty. Frasca also inquired about the 55+ age restriction, Thornton stated it is designed to be that way for now.
5. Martin asked for any further comments from the public there were none. Martin made a motion and Hall seconded the motion to close the Public Hearing at 6:21 pm, all Board members present voted aye.

6. The Board Reviewed Part II of the long form SEQR, they skipped # 10 and finished the review. A discussion was held on question # 10 Impact on Historic and Archeological Resources. Chatfield stated that most of the Town and Village are considered “archaeo-sensitive” and we are unable to fill out this area without having the letter of effectiveness from the NYS Board of Historic Preservation Office that completed the review of part II. The Boards finding were that although there were a few small impacts there were no moderate to large impacts on the environment with the exception of question #10 which cannot be answered at this time.
7. Chatfield stated that the Board could give a conditional negative declaration on SEQR giving the applicant time to receive the letter of effectiveness from the NYS SHPO. The Board reviewed and completed part III of the long form SEQR.

Martin made a motion and Kugris seconded the motion to give a conditional negative declaration to SEQR subject to the completion of the Archeological study and receiving a no effect letter from NYS SHPO.

A discussion was held and the following motion was made:

Martin made a motion and Hall seconded the motion to approve the Special Use Permit # VSP1-17 and site plan for Elm & Main Street Townhouse project of Tax Map #'s 68.13-1-8.100 & 68.13-1-16.000

Whereas:

1. The age restriction covenant will be created and approved by the Planning Board and filed in the County Clerk’s Office
2. The bond will be created, reviewed and accepted by the Village Attorney, Planning board and the Village Board of Trustee’s
3. A letter will be sent to the Assessor asking for the two parcels to be combined, a new tax map # will be assigned
4. Contingent on receiving a “no effect” letter from the NYS Board of Historic Preservation Office

Record of vote:

Martin aye

Every aye

Kugris aye

Hall aye

All members present voted aye, motion was carried unanimously.

II. Kugris motioned and Every seconded and it was unanimously carried to approve the April 2017 minutes.

III. Martin motioned and Every seconded and it was unanimously motioned to close the meeting at 7:20 pm.

Respectfully submitted,

Laura Andolino, Secretary
Planning Board