

Village of Bloomfield Planning Board Meeting of October 23, 2014

The meeting was called to order by Chairman Dan Morley at 6:00 p.m. Present were Dan Morley, Gail Harrington, Ken Martin, Estelle Hall, Nikki Every and Andy Hall. Guests in attendance were Peter Bruckel, John Sciarabba, David Malpass, Amy Williams, and Terry Hall.

Minutes: Dan motioned, Gail seconded and it was unanimously carried to approve the minutes of the October 9, 2014 meeting as submitted.

Sign Application for 3 Main St.(1 Elm St.) (Quicklees)

A. General discussion:

1. Pursuant to section 1310 the sign site plan will require variances for location and number.
2. There will be 2 businesses at this corner lot location so signage for both Quicklees and Dunkin' Donuts are permitted but pursuant to the zoning law they are required to be grouped together.

B. Review of sign site plan pursuant to Article XIII, Section 1310 regulating business signs.

1. Sign "A" – Quicklee's sign above first floor – appears to be the most appropriate location but needs a variance for location of sign
 2. Sign "B" (2) – on gas pumps canopy – there are no specific sizes for said signs in the code and they meet the required size limit for other business signs – are part of the variance for increased number of signs allowed
 3. Sign "C" (6) – pump signs required by State law – no variance required
 4. Sign "D" (2) – the business is located on a corner lot with 2 fronts and 2 sides – these signs proposed for the north and south sides of the building where a primary sign is permitted for each business but must be grouped together on one side so they are part of the variance for increased number of signs and location of signs
 5. Sign "E" – pole sign is pre-existing and proposed new sign will be similar in size, with increased site line visibility under sign – variance need for increased number of total signs requested.
- Sign "F" – drive-thru order board – no regulations in the code to prohibit order boards and drive-thru businesses are a specially permitted use – no variance needed. The order board will be backlit so it won't affect the adjacent residence to the west. All lighting will be dark-sky compliant.

C. SEQR –

1. Part 1 of the short form was reviewed with applicant and completed
2. Part 2 was reviewed and all questions discussed. It was consensus that there would be no significant negative environmental impacts as the result of allowing an increased number or change of location of the signs to the new building.

Dan motioned, Gail seconded and it was unanimously carried to make a negative declaration of environmental impact for the sign site plan submitted by Land Tech Surveying and Planning, on behalf of PEMM LC, for an increased number of signs and change of location of signs to be placed at 3 Main St. (1 Elm St.) as they will result in no significant adverse impacts upon the environment.

Dan motioned, Ken seconded and it was unanimously carried to approve the sign site plan as submitted and to forward two variance applications submitted by Land Tech Surveying and Planning for an increase in number of signs and change of location of signs for the business known as Quicklee's, located at 3 Main St. (1 Elm St.) to the ZBA for review.

Zoning Law review:

A. Article XIII Sign law: Reviewed the sign charts added to the updated narrative and made some corrections. A final draft will be reviewed at the November meeting

B. Zoning map: reviewed all updates provided by Ontario County Planning. Dan motioned, Nikki seconded and it was unanimously carried to accept the draft zoning map as presented and to recommend to the board of trustees adoption by local law.

C. Article I – complete with exception of update at time of adoption

D. Article II Definitions – the following changes will be made:

1. Other definitions for condominium vs townhouse will be researched
2. Definition for “drive-thru” will be added
3. The 2 definitions for “dwelling manufactured” will be combined, if possible
4. Look at definitions to remove any reference to “house trailer” if present, define “mobile home” if appropriate
5. Signs – add definition for “non-commercial speech” and “political speech”
6. Add definition for “temporary shelters”
7. Add definition for “incentive zoning”

Next meeting: The planning board will meet at **6 pm on Nov 13**. The board will review the sign law, (old) Article IX Zoned Districts and (old) Article X Special Permitted Uses

Adjournment: Dan motioned, Nikki seconded and it was unanimously carried to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Kathleen Conradt
Clerk