

**Village of Bloomfield
Planning Board Minutes April 13, 2023**

Planning Board Members: Ken Martin (Chair), Tom Kugris, Sharol Nixon. **Absent:** Niki Every, Estell Hall

Others Present: Christel Daggett (Secretary), Kimberly Rayburn (Building and Zoning Officer), Dwayne Newstead (Applicant).

Martin opened the meeting at 6:35 pm with a pledge of allegiance.

The Board waived the reading of the public notice and closed the Public Hearing as there was no public in attendance.

I. Cheap Charlies Real Estate LLC Property located at 8 Elm Street Tax Map # 68.13-1-74.110 has applied for a Special Use Permit VSP1-23 for code section# 135-98 Uses not conducted entirely within enclosed buildings (to put up a tent for outdoor dining and music and an open space for Corn Hole.)

Martin motioned Nixon seconded that SEQR is a type II action with no further action required. All Board members present voted Aye.

Dwayne Newstead Owner of Cheap Charlies Real Estate LLC. would like to construct a new stone patio where the existing deck is. He will double the size from 12 x 40 to 24 x 42. He will use Bollards for barriers made from wooden pressure treated 8 x 8's and will be 6' apart to protect the area from risk of contact with any automobiles. They will pour concrete to meet the restaurant level (12 inches). The awning will be replaced with a 960 sq. ft. Fire Resistant Tent made of structural integrity. There will be dining and live music under the tent until 10 pm. The Corn hole area will be 90 x 60 and 6 ft wide, with a proposed walking path from patio to corn hole area. He will put up whatever the liquor authority requires him to do (rope area, striped lines). There will be 6 sets of corn hole that will be open to public as well as tournaments on the weekends. Alcohol will be allowed if the Liquor Authority allows it. Dwayne has a lawyer working with the liquor authority. There are Shrub trees at the rear and side of neighbor's property. Newstead would consider putting arborvitaes or pine trees for buffering if requested. There is an existing fence to the east, the property to the south near apartments does not have a buffer.

Planning Board Decision:

Martin motioned Kugris seconded to approve the Special Use Permit # CSP1-23 for Cheap Charlies Real Estate LLC Property located at 8 Elm Street Tax Map # 68.13-1-74.110 Special Use Permit code section # 135-98 Uses not conducted entirely within enclosed buildings (to put up a tent for outdoor dining and music and an open space for Corn Hole.)

Whereas:

1. Outside music stops at 10 PM.
2. Keep cornhole Boards off the lot lines by 10 Feet.

**Roll call vote: Martin Aye, Nixon Aye Kugris Aye
All Board members present voted aye, Vote was carried.**

IV. Meeting Adjourned:

**Martin motioned, and Nixon seconded to adjourn the meeting at 7:00 pm.
All Board members present voted aye, Vote was carried.**

Respectfully submitted,

Christel Daggett
Village of Bloomfield Planning & Zoning Board Secretary