

Village of Bloomfield Zoning Board of Appeals Meeting of January 25th, 2018

Zoning Board of Appeals Members Present, Ron Newell, Joseph Ostrowski, Roslyn Duncan, Terry Hall, Emery J. Warden

Others Present: Laura Andolino (Secretary), Glenn Thornton, Jim Kier (Code Enforcement Officer) and George Duvall

Newell opened the meeting at 7:00 pm, the Public Hearing was opened.

1. **7:00 pm Area Variance Review BV1-18-Commodore**, property located at 26 Maple Ave, tax map #68.17-1-27.100, has applied for an **Area Variance to erect a 13,200 sq. ft. addition onto an existing commercial building**, a Zoning Ordinance appeal of schedule I is required as the addition will sit closer to the front lot line than today's standards of fifty (50) feet.
 - Newell read the Legal Notice. Newell asked for the certified return receipts for the public hearing notices; Thornton gave them to the Secretary and she supplied them to the Board. Newell asked for any written comments, there were none.
 - Thornton reviewed the request and explained what Commodore was looking to achieve with the addition. Thornton stated that there will be a new dedicated fire service from Maple Ave. and that there will be no additional lighting needed. The project will also include improving draining, there will be a new swale on the Big M side of the driveway and culvert, Big M owner is providing small easement. Newell asked Keir if he saw any issue with the project, Keir stated that he saw none. Ostrowski stated that this project is self-created, Thornton agreed, however; the proposed addition is already smaller than Commodore feels is needed.
 - Newell asked if there were any questions or comments from the public. Duvall stated that the trees that will be taken down are over 40' tall and will expose the building and potentially effect the amount of noise coming from the facility. Thornton said that they are proposing to leave some of the mature trees and that the plans include some Junipers and Red Cedar as coverage.
 - Warden asked about noise, Thornton replied saying that the addition will be warehouse so no additional noise is expected; more trucks, (Thornton) slightly more are possible; new hires, (Thornton), there are no new hires planned. Screening is an issue and would like Commodore to provide additional coverage.
 - Newell read the County Planning Boards suggestion of screening, and their recommendation of approval.
 - Newell made a motion and Hall seconded the motion to declare SEQR as type II, no further action required, all Board members voted and the motion was carried unanimously.

The Board then reviewed the five (5) criteria:

- 1) Undesirable change to the neighborhood: The Board felt that the addition would not alter the character of the neighborhood. Additional screening was requested on the Maple Ave side of the new addition and the driveway, Thornton to work with Commodore to achieve.
- 2) Alternate Method: The Board stated that they thought the proposed location for the addition was the best location.
- 3) Substantiality: The Board discussed other alternative; they felt that the request is not above and beyond what needs to be done to achieve the desired result.
- 4) Impact on the environment: The Board felt that there was no impact.
- 5) Self-creation: The Board felt that the request is self-created.

ZBA Decision:

Hall made a motion and Warden seconded the motion to approve the Area Variance for -Commodore, 26 Maple Ave, #BV1-18, tax map #68.17-1-27.100, to erect a 13,200 sq. ft. addition onto an existing commercial building, Zoning Ordinance appeal of schedule I is required as the addition will sit closer to the front lot line than today's standards of fifty (50) feet. A 9.8-foot front setback is requested, it will sit 40.2 feet where 50 is required.

Whereas:

1. All efforts will be made to screen the Maple Ave. side of the building
2. All efforts will be made to screen the driveway.

Record of Vote:

Ron Newell **Aye**, Joseph Ostrowski **Aye**, Roslyn Duncan **Aye**, Terry Hall **Aye**, Emery Warden **Aye**.

All Board members present voted Aye, Vote was carried unanimously.

Newell closed the Public Hearing at 7:33 pm.

2. Minutes of December 6, 2017

Hall motioned and Duncan seconded and the December 6, 2017 ZBA minutes were approved as submitted.

3. Discussion:

- Newell inquired about updated trainings for Board members, Secretary Andolino provided the Board with a printed copy for review and will email copies to Board members after she has made some changes to the form for easier reading.
- Newell informed the Board that we have a new Village Attorney and that he will be sending them his contact information.
- Newell passed out a page to be replaced in the Code Book.
- Newell stated that it is a good idea for Board members to go to the variance site prior to meetings if at all possible, and asked members to actively recruit for Board alternates.
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The next Zoning Board meeting is scheduled for February 22, 2018.

4. Meeting Adjourned Hall motioned and Warden seconded and it was carried to adjourn the meeting at 8:17 pm.

Respectfully submitted,

Laura Andolino

Planning & Zoning Board Secretary