

**Village of Bloomfield**  
**Planning Board Minutes September 10, 2020**

**Planning Board Members:** Chair, Ken Martin, Nikki Every (Call In: Sharol Nixon)

**Absent:** Estelle Hall, Tom Kugris.

**Others Present:** Kimberly Rayburn (Secretary), Jim Kier (Building & Zoning) Kim& Stacey Sutliffe (Applicant)

**Martin opened the meeting at 6:37 pm with the Pledge of allegiance.**

**I. BV2-20 Stacey & Kimberly Sutliffe** property located at 7 East Main Street tax map # 68.13-1-67.000. Has applied for a 5 ft Area Variance to the side lot line where 10 feet is required.

Ken Martin asked Sutliffe to explain their proposal. Kimberly stated that she inherited her mother and fathers house and they have an 11 x 16 amish shed. They would like to bring to their house in Bloomfield. She would like it closer to the front of her house rather than way in the back yard. Her neighbors on both sides of the property have a barn add a shed and they are pretty much on the line or maybe possibly over her line. Her property is narrow and long. If she kept a ten (10) foot side setback, it would basically look like it was in the middle of the yard, and she would like to keep the look somewhat uniform. Therefore, they are asking for a five (5) foot variance. Every asked about the location by looking at the map. There is still an existing concrete pad from the barn on the other side of the property. There had been a barn on it before she purchased the property. The bank made to tear down the barn when they purchased the house. She would like to replace that grandfathered garage in time. Kier stated it will require a new variance. Grandfathering doesn't exist. The stake in her back yard if your looking at her house and looking to the right is very close to their neighbor's house, due to the long narrow shape of the lot. Martin asked if the shed would be long term after they eventually did something with the garage. Sutliffe stated the shed will be long-term to house a lawn mower, a snowblower and decorations, etc. Every feels that they are in a predicament, Martin agreed and stated he drives by there every day and it is tight through there. Martin asked if there was any consideration of moving to the other side behind where the new garage would be located. Every asked why it would not be closer to the back of the house? Kimberly said that the other side is not ideal and also stated the picture does not do it justice is near the back of the house. She explained the location on the picture. She then explained where she wants to place the shed there is a tree where the driveway is and it would be right by the tree. The driveway holds two cars maybe possibly three, it looks like it's really far away, but it's really not. Sutliffe stated that having off to the side by the neighbor's barn area won't take away the view of the backyard. She stated that when her kids are playing out outback, she would like to be able to see them without an obstruction. Every stated that it is a safety situation for you, Sutliffe agreed. Kier asked Nixon (on the phone) if she had any thoughts. Nixon stated that based on the explanation, she has no concerns and it sounds reasonable. Sutliffe has discussed this with her neighbor, then went out and measured off the five feet from their barn and they have no concerns. It gives the neighbor enough room to do whatever he needs to do with the barn. Martin asked about how far from their property line is your neighbor's barn. Sutliffe stated that the previous owner, Nancy Gullo, stated that the barn is 2 feet over onto her property. Kier stated that it's tough to say because the image that we are looking at are from Oncore, the County software and it's not a survey map so it is within a plus or minus factor. Sutliffe then stated if you stand at the stake and look down the property you can't see the other stake at the other end of the property because the barn is in the way. Kier stated that the New York State code requires the buildings have to be 3 to 5 feet apart for safety from another structure. He just wants to make sure that is maintained. A discussion was held on the placement of the barn. Every asked how wide the barn will be. The barn will be 11 x 16 the side facing the road is eleven (11) feet wide. Martin has no concerns with proposed other than it will be tight due to the narrow lot.

**ZBA Decision:**

**Martin made a motion to forward the review to the ZBA with a favorable recommendation BV2-20 Stacey & Kimberly Sutliffe property located at 7 East Main Street tax map # 68.13-1-67.000. for a 5 ft Area Variance to the side lot line where 10 feet is required**

**Roll call vote: Martin Aye Every Aye Nixon Aye**

**Vote was carried unanimously.**

**II. Meeting Adjourned: Martin motioned and Every seconded and it was carried to adjourn the meeting.  
All Board members present voted Aye.**

Respectfully submitted,

*Kimberly Rayburn*

Town of East Bloomfield & Village of Bloomfield  
Planning Board Secretary  
Zoning Board of Appeals Secretary &  
Code Enforcement Administrative Assistant