

Village of Bloomfield Planning Board meeting of April 10, 2014

The planning board meeting was called to order at 7:00 p.m. by Chairman Dan Morley. The meeting/public hearing was held at Veteran's Park, located at 6910 Rtes 5&20.

Attendance: Present were: Dan Morley, Gail Harrington, Ken Martin, Nikki Every, Nancy Witt, and CEO Andy Hall.

Also present were guests: Nancy Long, John O'Mara, Estelle and Terry Hall, Dan and Judy Kwarta, Barb and Bob Jauch, Dave Conklin, and Jay Mitchell. Present representing the applicant were: Peter, Colin and Josh Bruckel, John Sciarabba, William LaForte, and Ari Lotta.

Minutes: Dan motioned, Ken seconded and it was unanimously carried to approve the minutes of the March 13 meeting as submitted.

Dan motioned, Gail seconded and it was unanimously carried to approve the minutes of the March 27 meeting as submitted.

Site plan for 3 Main St.: Mr. Sciarabba presented the following:

1. Landscaping – cars leaving the property will drive past the plantings before stopping to enter the roadway so there will not be a visibility issue. There currently are cars parked along the roadway and street plantings. He gave specifics about the actual plantings which include one honey locust, thirty bushes, and six crabapple trees.
2. Traffic flow – no change from what has been presented. There may be a pedestrian sign added to the southwest corner of the building. The driveway in the rear is 30 ft. so there is plenty of room for the drive-thru traffic as well as cars exiting the property on the Main St. side.
3. Buffer – a fence with a gate is proposed to meet code. No other options have been suggested by the planning board to date.

Mr. Lotta discussed the architecture as follows:

1. The final height of the building will be approximately 17' 7" with an addition n of approximately 1700 sq. ft.
2. Actual materials were available for inspection which include a stone veneer and light gray colored clapboard siding and aluminum trim. All four sides will have the same finish.
3. The Main St. side of the building will be modified to appear more like a "front" of a building rather than a side by changing the windows and/or placement of the windows.
4. A door will be placed on the rear side of the building.
5. Signs – due to the windows on the front, the building-mounted sign will require a variance to be placed above the first story.

The meeting was then opened to the public. Highlight of the comments include:

1. Dan Kwarta asked about a buffer between the sidewalk and main St. to prevent customers from parking on the sidewalk, as has happened in the past. The entry to the building will be on Elm St. and ample parking will be provided so this should not be an issue.

2. Jay Mitchell asked about options for traffic flow. All traffic pattern options were studied and the one presented is the safest for traffic and pedestrians. There will be ample signage to clearly mark the traffic pattern. It may be modified, if needed, after the project is completed. However, no problems are anticipated with the proposed traffic design as this pattern works best to protect pedestrians from a safety standpoint.

3. Terry Hall – feels that the design proposed is very attractive but suggests a convex mirror on the southwest corner of the building for cars leaving the drive-thru.

4. Judy Kwarta – commends the Bruckels for coming back with a new plan and feels that the project will be an asset to the community.

As there were no more comments or concerns, the public hearing was closed at 7:34 p.m.

Planning board review included: Ontario County Planning reviewed the project at their April 9 meeting. Written comments have not been received yet. A decision will be made at the April 24 meeting, after the county comments have been received.

Adjournment: Dan motioned, Ken seconded and it was unanimously carried to adjourn the meeting.

The planning board will meet on April 24, 2014 at 7:00 p.m. in the village office. The applicant for 3 Main St. will be invited to attend.

Respectfully submitted,

Kathleen Conratt
Clerk