

Village of Bloomfield Planning Board Meeting of April 13, 2017

The meeting was open at 6:00 p.m. by Chairperson Ken Martin. Also present were Estelle Hall, Nikki Every, Sharol Nixon, and Tom Kugris

In attendance: Kim Rayburn, Jim Kier, Jim Prestigiacomio, John Barry, Glen Thornton, Mark Mueller, and Mark Falsone

Ken motioned, Nikki seconded and it was unanimously carried to approve the March 2017 minutes.

Training requirements were discussed for the Board. List of upcoming trainings was passed out.

I. Brief discussion was held for the Elm & Main LLC application, prior to applicants' arrival. Some of the highlights were:

1.
 - -Deck/patio
 - -How long age restriction of 55 and over will be in place
 - -Lighting
 - -Sidewalks
 - -Rent or sold
 - -Performance Bond
2. Thornton gave a presentation on why variance was needed. He discussed grading, driveway accessibility; increased radius in loop (Elms Drive) is necessary for emergency vehicles access and reduced driveway inclines.
3. Thornton stated, it isn't so much the number of buildings or density as it is the issue with the slope of the terrain. Ground level of the buildings will be set below the contour of the property line eliminating the need for a retaining wall, in addition to the buildings not being as visible to neighboring properties.
4. Thornton stated the DEC prefers storm water run-off to be managed and maintained above ground versus underground piping, which would become challenging for patios to be built. The buildings closest to Elm Street, will have to have decks due to grading and drainage/storm water plan; therefore, applicant is proposing decks on all buildings.
5. Due to DEC recommendations and grading, there will be drainage swales up to three (3) feet deep and three (3) feet across that will be grassed and able to be mowed.
6. The Board asked about fencing around the retention pond, Thornton replied that no fencing is required. DEC likes a small sign, but this is more for maintenance of the storm water area. The water in the pond won't be more than a few feet deep at most, and the slopes will be on a one (1) to four (4) grade and will contain wetland vegetation so there is no real benefit to fencing. The retention pond is oversized for the project, and when necessary, it will be able to take large water flows which will be throttled down before reaching the retention pond. Thornton thought that presently, there is overflow onto adjacent properties and the retention pond will help to dry out the area. They are trying to get an easement for the use of the large drainage swale on the Wishing Well property.
7. Landscaping plan on the East Main Street side and one quarter of the way down the rear (east) boundary of the property will consist of a mix of vegetation including: Cedar trees, junipers, and arborvitae. Due to the floor elevations being approximately three (3) feet below grade at the property lines, the downspouts of the buildings will be discharging into the swale.

8. Thornton stated that he attended the County Planning Board meeting, some of their concerns are no longer valid as they reviewed the project as it was to be built in phases, but the project will be built in one complete phase. He also discussed the water service, the County discussed that the water main be looped. However, Thornton stated, due to the grading, the water pressure should be greater than at the street, and there would be two (2) separate lines off the main supply line, to feed the east and west row of buildings.

Comments from the Board were:

-John Barry requested to amend his application to include all proposed decks, which by code, are considered as part of the main structure, in the variance request.

Martin made a motion and Every seconded the motion to forward the application onto the ZBA for their review.

Whereas;

1. The application will be amended to include all the decks, and new maps will be provided.

Martin aye

Nixon aye

Every aye

Kugris aye

Hall aye

All members present voted aye, motion was carried unanimously.

II. SEQR Lead agency discussion.

Martin presented the following Resolution which was seconded by, Nixon

WHEREAS, the Planning Boards has received a submittal on a project entitled THE ELMS TOWNHOUSES, owned by Elm & Main, LLC, a 12 building, 61 unit Town House Project located on the east side of Elm Street in the Village of Bloomfield and

WHEREAS, the submittal has been accompanied by a proposed site plan, an Environmental Assessment Form, and other submittals, and

WHEREAS, after review of the submittals the Planning Board makes the following determinations:

1. That this project, which incorporates the development of a residential 12 building, 61 unit Town House complex, will require SEQR review.
2. That the proposed action is an unlisted action;
3. That the following are involved agencies: DEC, Ontario County Planning, New York State Department of Transportation, Army Corp of Engineers ,East Bloomfield Fire Dept.;
4. That the Planning Board wishes to assume Lead Agency status for a coordinated review in connection with the SEQRA review of this project;
5. That the Planning Board directs that a Lead Agency coordination letter be circulated among the various involved agencies together with the distribution package including, an Environmental Assessment Form, a location map, a site plan and such other information as has been prepared and submitted to date by the applicant.

THE FORGOING RESOLUTION was put to vote as follows:

Martin aye
Nixon aye
Every aye
Hall aye
Kugris aye

Martin motioned and Nixon seconded to notify the following agencies: DEC, NYS Dep of Health, New York State Department of Transportation, Army Corp of Engineers

Martin aye
Nixon aye
Every aye
Kugris aye
Hall aye

All members present voted aye, motion was carried unanimously.

III. Discussion

Discussion was held on future meeting dates: ZBA-4/27/17, additional meeting for Planning Board on 5/4/17 and regular meeting on 5/11/17 for public hearing to be held at a location TBD.

Planning Board informed applicant that a rendering of signage would be required.

That the 55 over restriction would be for (TBD) number of years.

Two (2) additional street lights will be added to the plan.

Two (2) stone dust trails were requested; one from complex to Elm St. and one from complex to East Main St. due to the speed and volume. Thornton did not feel the project warranted sidewalks throughout the complex.

The Board stated they would be requesting a performance bond, further discussion will be held.

The Board asked about the length of project. Barry replied that it should be 12-18 months depending on weather.

Martin motioned and Kugris seconded and it was unanimously motioned to close the meeting at 7:58 pm.

Respectfully submitted,

Laura Andolino, Secretary
Planning Board