

Village of Bloomfield Planning Board meeting of August 13, 2015

The meeting was called to order at 6:00 p.m. by Chairperson Gail Harrington. Present were Gail Harrington, Estelle Hall, Ken Martin, Nikki Every, and CEO Andy Hall. Sharol Nixon was excused. Also present were guests Terry Hall, Becky and Vaughn Buchholz, Amy and David Malpass, Glenn Thornton, Don Lasher, Adam Freeman, and John Perelli.

Minutes: Gail motioned, Nikki seconded and it was unanimously carried to accept the minutes of the July 28, 2015 meeting as presented.

6:00 pm Commodore Final Site Plan

Glenn Thornton and Don Lasher were present to discuss the building proposed to connect Buildings "A" and "B" at 26 Maple Ave. Discussion included:

1. DEC replied to Mr. Thornton that a permit would be required before construction of the proposed building to connect existing buildings "A" and "B".

A. Currently an enclosed walkway (with plastic sheeting) and asphalt driveway connect the two buildings.

B. No new impervious surfaces will be created with the construction of the building and all existing drainage patterns will be maintained.

C. Control of rain water runoff from the building will most likely be improved from the existing runoff from the driveway.

D. Both the village and county planning boards believe that the new construction will have no additional impact on the adjacent DEC wetland.

2. Previous comments from Chatfield have been satisfactorily answered and no new comments or concerns have been expressed by the village engineer.

3. Ontario County Planning reviewed the project and recommends approval.

4. Combining the parcels was researched and found to be impractical due to multiple mortgages on the various buildings constructed on the separate parcels. The overall lot coverage is in compliance with the zoning law.

5. SEQR – following a thorough environmental review, Gail motioned, Ken seconded and it was unanimously carried to declare that the proposed construction of a manufacturing building to connect manufacturing buildings "A" and "B" located at 26 Maple Ave. will result in no significant adverse impacts upon the environment, no EAF is needed, and accordingly this negative declaration of environmental impact is issued.

6. Site plan – Gail motioned, Nikki seconded and it was unanimously carried to approve the final site plan to construct a manufacturing building of approx. 17,067 sq. ft. to connect manufacturing buildings "A" and "B", located at 26 Maple Ave., with the condition that any required DEC permits are obtained prior to construction.

6:30 p.m. Special Use Permit/Site Plan for Car Wash at 5 Main St.

Adam Freeman and John Perelli were present to discuss the special use permit and preliminary site plan, submitted on behalf of PS Bruckel Development, for a proposed accessory use carwash at 5 Main St. Amy and David Malpass, 9 Main St., and Becky and Vaughn Buchholz 2450 St. Rte. 444 were also present. Discussion included:

1. The carwash will be automated with a pay station which can have the sound disabled.
2. There will be some green space along the front and the west side of the building.
3. A curb will be installed along the east side of the building but the driveway width will not be reduced.
4. Two parking spaces will be relocated to be adjacent to the dumpster in order to maintain the required number of parking spaces for Quicklees and Dunkin' Donuts.
5. There will be no lighting on the west side of the building.
6. Hours of operation, pursuant to Article X Section 1007H, will prohibit activity between 9pm and 6am.
7. Signage may include one building - mounted sign.
8. There are no plans for any use of the easement along the west side of the property between 5 Main and 9 Main St.
9. Drainage and public utilities have been reviewed by the village DPW and there are no concerns.
10. There are no windows on the west side and the doors are closed during the carwash operation so noise will be minimized as much as possible. The mechanical room will be located on the west side which may also help to provide an extra sound barrier. There will be no vacuum cleaning service.
11. Stacked parking requirements are met.
12. Storm water will follow the natural grade with a grass swale.
13. The "south" and "east" labels on plan A-1 replace the incorrect "east" and "north" labels.
14. The separate parcels for the proposed carwash and Quicklees would be combined if the application is approved.

15. Nikki expressed concern for traffic flow entering from Main St. against the egress traffic from the gas station, Dunkin' Donuts and now the car wash also. She feels that it would be safer if the Main St. access was exit only. The applicant responded that an entrance/exit was removed from Main St. when Quicklees was approved and that this single entrance/exit onto Main St. is safe and necessary.

Although the meeting did not include a public hearing, guests were offered an opportunity to speak. Comments included:

1. Adjacent neighbors would like mature trees planted in the easement - Mr. and Mrs. Malpass own the easement land but are prohibited from blocking access to the applicant.

2. They would like the carwash relocated to the Elm St. side to reduce traffic on Main St. as there have been accidents on Main St. already. The applicant responded that the actual car washing process takes 7 minutes so traffic exiting will be slow and gradual. Also the increased setback from Main St. offers good visibility for exiting vehicles.

3. They expressed concern for noise from the pay station, machinery, air conditioner, and emptying of the dumpster.

4. Mrs. Malpass doesn't feel that a drive-thru establishment fits the quaint historic character of the community. The response was that the project is located in the commercial district and is one of a few uses that don't require off-street parking as this parcel has no off-street parking available. The Malpass residence is zoned RB1 as is the parcel adjacent to 9 Main St. further to the west. The planning board feels that the buildings housing Quicklees and the proposed carwash are attractive enough.

5. They feel that the public should be made aware of the car wash and have an opportunity to speak. Several public hearings were held when Quicklees was proposed and the carwash was discussed at that time with a very favorable response from the public. The Bloomfield blog also had dialogue within the last couple of weeks discussing the proposed car wash so the public is aware.

Findings:

1. The special use permit and site plan for an accessory carwash were deemed to be complete applications.

2. SEQR – this is an unlisted action. The short form SEQR was reviewed and no significant adverse impacts were identified as the result of this project. Gail motioned, Nikki seconded and it was unanimously carried to make a negative declaration of adverse environmental impacts as the result of the special use permit/site plan for an accessory carwash to be constructed on the parcel located at 5 Main St.

3. A public hearing is not needed and would probably not be well attended as most of the community is already aware of the proposed carwash.
4. The application will be sent to Ontario County Planning for their review.
5. For the final site plan review, the applicant is asked to provide a signage plan, a landscaping plan, details to show that all lighting will be dark sky compliant, and any details on buffering the dumpster.

Adjournment

Gail motioned, Ken seconded and it was unanimously carried to adjourn the meeting at 7:40 p.m. The next board meeting will be on Thursday September 10 at 6pm.

Respectfully submitted,

Kathleen Conradt
Clerk