

Village of Bloomfield Planning Board Meeting of February 12, 2015

The meeting was called to order by Chairman Dan Morley at 6:00 p.m. Present were Dan Morley, Gail Harrington, Ken Martin, Estelle Hall, and CEO Andy Hall. Guests Kevin Bailey and Ken Perelli were also present. Nikki Every was absent.

Minutes: Dan motioned, Gail seconded and it was unanimously carried to approve the minutes of the January 2015 meeting as submitted.

Special Use and Concept plan for 4 E Main St.

Kevin Bailey addressed the board with his intentions for the property located at 4 E Main St. The building currently houses commercial uses on the main floor and is vacant on the second floor. Mr. Bailey plans to add four (4) apartments upstairs.

1. There is a pre-existing non-conforming accessory building located adjacent to the west which is currently vacant and now will provide garage-parking for his tenants.
2. The existing 19,000 sq. ft. building is a pre-existing non-conforming building in that it was built almost to the lot lines and therefore does not provide the required number of parking spaces.
3. The current commercial tenant occupies the rear of the building for warehousing and an office with no need for retail sales parking.
4. The proposed 4 apartments require a minimum of 8 parking spaces which can be accommodated with 4 spaces on the west side of the building and another 4 spaces inside the proposed accessory garage.
5. Mr. Bailey is currently in negotiations with the adjacent owners to the west for an easement on the west side adjacent to the proposed garage to allow for ingress/egress.
6. The overall parking requirements for the mixed uses at this site are approx. 30 spaces.
7. The zoning law was reviewed as follows:
 - A. Section 1024 A,B,C,D,E – in compliance
 - B. Section 913 C7 – residential uses upstairs form commercial are permitted
 - C. Section 913 G3 – shared parking is encouraged wherever possible. Mr. Bailey will discuss parking options with property owner to the rear of 4 E Main St.
 - D. Section 1201F – no parking for one use can also be counted for another use unless it can be proved that the parking needs do not overlap in point in time.
8. The side of the garage facing Main St. will be improved aesthetically.
9. The Main St. entrance to the building will be the main entrance for the apartments also.
10. As the current parking is a pre-existing non-conforming use, it's non-conformity may not be expanded. The applicant must either increase the parking capacity through purchase or lease of additional space or apply for a variance.

Modifications to the site plan for Quicklees

Mr. Ken Perelli addressed the planning board concerning the change in the center panel of the building facing Main St. Dunkin' Donuts Corporate requires certain branding designs to the exterior of the building. This has resulted in the removal of a section of the trim which gave the building the appearance of a second story, as required by the VCD regulations and a change in the siding to a graduated coloring of beige with a larger

size of siding panel. After discussion, it was felt that the remaining windows and border trim, as well as the sign that will be placed in the upper section of the center panel will have no drastic negative effect on the appearance of the two-story feature.

Dan Morley motioned, Gail Harrington seconded and it was unanimously carried to accept the modifications of the center panel of the building side facing Main St. of the property at 1 Elm St. to allow a graduated coloring to beige of the siding and to remove the trim defining the simulated second story as the approved signage will still provide delineation of the simulated second story and will maintain the overall integrity of the building aesthetics.

Dan Morley motioned, Ken Martin seconded and it was unanimously carried that no further modifications to the trim or simulated second story appearance will be permitted.

Review of Comprehensive Plan Annual Report – Dan Motioned, Gail seconded and it was unanimously carried to approve the report and recommend that the village board of trustees adopt the report.

Zoning law review: Dan motioned, Ken seconded and it was unanimously carried that, after discussion and careful consideration, it is felt by the planning board that the updates and changes to the zoning law are complete and recommend its review by the ZBA and County planning Board.

Alternate member: Dan has received a letter of interest and he and Gail will meet and interview the candidate.

Next meeting: The planning board will meet at **6 pm on March 12**. The board will review the special use permit/site plan for 4 E Main St.

Adjournment: Gail motioned, Dan seconded and it was unanimously carried to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Kathleen Conradt
Clerk