

Planning Board Meeting of February 9, 2017

The regular monthly meeting was called to order by Chairman, Ken Martin, at 6:00pm. Present members included Ken Martin, Estelle Hall, Tom Kugris and Sharyl Nixon. Absent was Nikki Every.

Rockin' Scoops inquiry of car sales on property. Owners of Rockin' Scoops, Wendy and Melissa, went in front of the board for an informal meeting regarding the allowance of selling used cars on their property, located 4 Elm Street. Wendy claimed cars would be located in the back of the parking lot year round with tags in the window. The owners also own Right Choice Auto on the corner of Lyle Avenue and Mt. Reed Boulevard in Rochester, NY. The parking lot of Rockin' Scoops would be an extension of their current business in Rochester. There would be no added signage at Rockin' Scoops. After review the board explained a commercial building in the Village of Bloomfield can only have one permitted use. Also, there are no car sales permitted in the Village Center District. In order to overturn this law, the owners of Rockin' Scoops would have to get a variance and go in front of the Board of Appeals. The board concluded a favorable outcome for the owners of the business would not be likely. Session ended at 6:13.

6:30 Concept Approval of The Elms Project. Concept designers, designers and investors, Joe, Angelo and John presented to the board the base outline of the proposed Elms project. John Barry, project manager, explained how they sought approval from the board from a concept standpoint before proceeding further with permits and applications. Proposed is a 61 unit development. The units will be 1300 square foot townhouses. The community will be designated to 55+. Each unit would have a single car garage. Water and sewer would be provided by the village. These units will be rentals at full market rate. The project is privately funded. It will be a single phase build with Thorton Engineering in charge. John proclaimed they were at the minimum number of units to build on this site. The bank wanted to see 76 units in this location; they have scaled back the size because of space and privacy. There will be a retention pond to the north of the units. Board members expressed concern over privacy of residents on East Main Street. Board members seemed optimistic about the project, but want to be reassured buffers are aesthetically pleasing as well as functional. Arborvitaes were suggested. A maintenance shed was not drawn into concept design; Board members inquired where this would be located. After John expressed multiple times the plans are laid out according to Village guidelines, he asked the Board to compile a list of potential concerns they would like addressed. In a motion from Ken Martin, all board members were in favor of the concept plan. Session ended at 7:03pm.

List of Concerns from Board members. The remainder of the meeting was between board members working together to form a list of concerns to present to the project manager of the Elms.

The meeting was adjourned at 7:21pm.