

## **Village of Bloomfield Planning Board Meeting of January 8, 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. Guest Kevin Bailey was also present. Nikki Every was excused due to illness.

**Minutes:** Dan motioned, Gail seconded and it was unanimously carried to approve the minutes of the December 2014 meeting as submitted.

**Privilege of the Floor:** 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. There is a pre-existing non-conforming accessory building located adjacent to the west which is currently vacant and was intended for demolition to add parking spaces. Mr. Bailey now proposes that he would like to keep the building and remodel it to provide for garage-parking for his tenants. The planning board suggested that the front of the parking garage should be designed to blend with the surrounding structures. As this property is located in the Village Center District, any under-cover parking is desirable from an aesthetics standpoint. Mr. Bailey will work with the CEO to prepare the necessary paperwork for the special use permit and come back before the board for review.

### **Review of Section 202 Definitions**

The planning board looked at zoning law definitions from the following municipalities: Towns of Richmond, Naples, Parma, Perinton, Manchester, Lima; the Villages of Brockport and Fairport and the City of Canandaigua. The definitions were considered either as additions to Bloomfield zoning or replacements for existing definitions. The following was decided:

1. Townhouses – keep Bloomfield definition
2. Condominiums – add Town of Parma definition to Bloomfield definition
3. Cellar – use Bloomfield definition but remove “story” to clarify
4. Awning, Fixed – “...with rigid frames” remove or “... flexible material...” Clerk will review LL#3 of 2006 to ensure no conflicts with change in wording
5. Accessory Apartment Unit – will be removed
6. Buffer area- keep Bloomfield definition but remove physical parameters
7. “Mobile” Home Park – change to “Manufactured”
8. Drive-thru – use Perinton definition
9. Party wall – use amended Perinton definition
10. Stacking Lane – add Perinton definition
11. Rooming House – add Boarding House
12. Portable Storage Structure – add Town of Parma definition
13. Sign, Sandwich – add “Sidewalk” – add “portable” to “...small sign...” and remove “permanently installed”

**Review of Article IX Special Use Permits** – Gail will meet with the Clerk to correct typos.

**Zoning law review:** After discussion and careful consideration it is felt by the planning board that the updates and changes to the zoning law are relatively minor in nature and do not warrant the cost of an outside planning consultant. The board will review the draft in its entirety and recommend its adoption by the board of trustees.

**Vice Chair position** – Dan presented a formal process for appointing a vice-chair for the planning board to act in his absence if and when he has work conflicts, etc. Dan motioned, Ken seconded and it was unanimously carried to approve the written policy for appointing a vice-chair. Dan motioned, Estelle seconded that Gail Harrington be appointed as vice-chair as she is knowledgeable, and open and independent thinker, comes well-prepared for all meetings, and has a good working relationship with all planning board members. The roll call vote was: Ken – yes, Estelle-yes, Dan – yes, Nikki –excused, Gail abstained from voting and the motion was carried.

**Next meeting:** The planning board will meet at **6 pm on Feb. 12**. The board will review the completed draft of the zoning law in its entirety.

**Adjournment:** Ken motioned, Dan seconded and it was unanimously carried to adjourn the meeting at 8:10 p.m.

Respectfully submitted,

Kathleen Conradt  
Clerk