

Village of Bloomfield Planning Board meeting of January 9, 2014

The planning board meeting was called to order at 7:00 p.m. by Chairman Dan Morley. Present were: Dan Morley, Nancy Witt, Nikki Every, Ken Martin, Gail Harrington and CEO Andy Hall. Also present was guest Nancy Long. The meeting was held at Veteran's Park, located at 6910 Rtes. 5&20. A legal notice appeared in the Daily Messenger on December 31.

Dan motioned, Nikki seconded and it was unanimously carried to accept the minutes of the December meeting as submitted.

The board discussed a preliminary site plan application to expand an existing gas station/convenience store on the northwest corner of Main and Elm Streets as follows:

Reviewed and discussed Article VII Non-conforming uses: this application is an expansion of a pre-existing non-conforming use

1. Section 701B (continuance)

a. The height of the proposed building will appear two-story which is more in compliance with the village center district (vcd) codes

b. The façade of the larger building will be designed such that it will appear as smaller connected buildings which is more in compliance with the purpose and intent of the vcd codes

2. Section 703A

a. The screening needs clarification in terms of plantings

b. Parking needs clarification to determine if it is based upon a restaurant or a drive-thru since their requirements differ. Also, the need for only one (1) handicapped parking spot should be confirmed (section 1201A-4 requires 1 for every 20 spots)

Additional comments

1. Two lots will be combined to one parcel before work commences.

2. Consideration should be given to provide access to the rear of the adjacent parcel for fire emergency service, if possible.

3. It appears that the loading area for the handicapped parking spot is located on the traffic flow side and may need to be relocated to the other side of the area for improved safety.

Article XI Site Plan regulations: The checklist in Section 1105 defining required materials to be included in a preliminary site plan was reviewed. All items were deemed submitted with the comments below:

1. A-F submitted

2. G – the dumpster may be re-located for easier unloading

3. H-K submitted

4. L – the DPW and village engineer have suggested that the existing waterline be abandoned and utilizing the service located on the east side of the site

5. M – the CEO met with Derek Legters, the EB Fire Chief, to discuss the site plan. Mr. Legters had no concerns other than the request to add a gate in the fence to provide access to the rear of the adjacent building for a fire emergency

6. O- village engineer's comments concerning signage or traffic controls at the Main St. entrance should be addressed, as well as providing more details on the signs dimensions and materials.

7. P – DPW supervisor and CEO have looked at setbacks in relation to water/sewer service, etc.

8. Q-S submitted

9. T – SEQR submitted but questions p (pg 8) and r (pg 8) were not answered
10. U-W submitted

Dan motioned and Gail seconded that the preliminary site plan for an addition to an existing gas station/convenience store for property located at 3 Main St. (tax map #67.16-1-21.000 and 67.16-1-18.100) meets the criteria listed in Section 1105 of the Village zoning law in that all items are deemed to be submitted, and further that the following additional list of items be provided before a determination can be made:

1. Address the concerns expressed by Chatfield Engineers concerning the need for signage or traffic controls at the Main St entrance
2. Provide information on the dimensions and materials of all signage
3. Consider the provision of a gate in the fence to allow for emergency fire access to the rear of the adjacent building
4. Address the recommendation by Chatfield Engineers to re-locate the water line
5. Address the relocation of the dumpster
6. Address the safety of the current loading area for the handicapped parking spot
7. Provide detail of the vegetative cover for the rear of the parcel
8. Provide detail of the landscaping plan and verify that sight distances will not be obstructed
9. Provide easements for the sanitary sewer and sidewalk and a letter of credit for the sidewalk
10. Complete the SEQR (questions “p” and “r” on page 8

Nancy Witt felt that the application was not complete because the planning board has not yet reviewed the SEQR. Dan replied that the actual review of SEQR would occur at the next meeting and that the checklist intended only to ensure that the SEQR was submitted.

The roll call vote was: Ken – yes, Gail – yes, Nikki- yes, Dan- yes and Nancy – no and the motion was carried.

SEQR – the planning board reviewed the Type 1 and Type 2 criteria for environmental review.

Dan motioned, Ken seconded the following determinations:

1. It has been determined that a preliminary site plan submittal on a project entitled “BLOOMFIELD CROSSINGS” proposes an addition to an existing gas station/convenience store to construct a drive-thru restaurant, located on the northeast corner of Elm and Main Streets in the Village of Bloomfield contains all components of the criteria in Section 1105 of the village zoning law and includes a proposed subdivision plan, site plan, an Environmental Assessment Form, and other submittals, and;
2. This project will require SEQR review; and
3. That the proposed action is an unlisted action but will require a long-form EAF due to its proximity to a DEC classified stream; and
4. That the following are involved agencies: DEC, Ontario County Planning, NYS Department of Transportation, and Village of Bloomfield ZBA; and
5. That the Planning Board declares its intent to assume Lead Agency status for an uncoordinated review in connection with the SEQRA review of this project; and

6. That the Planning Board directs that a Lead Agency coordination letter be circulated among the various involved agencies together with the distribution package including, a Part 1 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 roll call vote was: Ken – yes, Gail – yes, Nikki- yes, Dan- yes and Nancy – no and the motion was carried.

The planning board will hold a public hearing on the preliminary site plan for 3 Main St. on Thursday January 23 at 7:00 p.m. at Veteran’s Park. Review of the EAF will take place after the public comment portion of the public hearing. The village engineer will be invited to the meeting to answer questions. It is anticipated that another planning board meeting will be Feb. 13.

Adjournment: Nikki motioned, Nancy seconded and it was unanimously carried to adjourn the meeting at 9:40 p.m.

Respectfully submitted,

Kathleen Conradt
Clerk