

Village of Bloomfield Planning Board meeting of July 9, 2015

The meeting was called to order at 6:00 p.m. by Chairperson Gail Harrington. Present were Estelle Hall, Sharol Nixon, and Nikki Every. Ken Martin was excused. Also present were guests Lynda and Robert Dobberstein.

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

Lot line adjustment

Lynda and Bob Dobberstein were present to discuss their request for a lot line adjustment for 2 Howard Ave. (tax map#67.20-1-3.110). The following was discussed:

1. The property was originally divided into 4 lots at the time of purchase by the Dobbersteins.
2. The Dobbersteins requested that the 3 vacant parcels adjacent to the residence be incorporated into one lot number to receive one tax bill. This was approved by the planning board and the assessor.
3. Ontario County mapping modified the tax map to show the four parcels with dotted lines and the parcels numbered 1-4 under one tax map number.
4. The property has been for sale for more than 2 years and now has a purchase offer contingent upon lot #4 being removed from the property.
5. The property owner adjacent to lot#4 would like to purchase lot #4 and incorporate it into their property located at 63 Main St. (tax map#67.20-1-8.100)

A temporary subdivision of lot #4 will result in the creation of no new lots and will essentially be a lot line adjustment such that lot #4 will be exchanged from 2 Howard Ave. to 63 Main St.

Estelle Hall offered the following resolution, which was seconded by Sharol Nixon:

Whereas the Village of Bloomfield Planning Board has received a request for a lot line adjustment from Lynda and Robert Dobberstein, 2 Howard Ave. (tax map# 67.20-1-3.11) for a portion of their land in the southeast corner (depicted as lot#4 on the Village of Bloomfield tax map) to be transferred to Dave and Cheryl Walters, 63 Main St (tax map#67.20-1-8.100); and

Whereas this lot line adjustment is a return to previously existing lot lines and will not result in the creation of any new lots; and

Whereas the Dobberstein property has been on the market for sale for over two years and the lot line adjustment is a contingency of a pending sale; and

Whereas pursuant to section 29.10.04 of the Village of Bloomfield Subdivision Regulations the planning board may waive any preliminary/final subdivision requirements if it is deemed that such requirements are not necessary in order to make a decision;

Therefore Be It Resolved that the Village of Bloomfield Planning Board unanimously agrees that the preliminary/final subdivision requirements are not needed in order for the planning board to render a decision on the lot line adjustment request; and

Be It Further resolved that such subdivision requirements would place an undue burden on the Dobbersteins for the sale of their property; and

Be It Further resolved that the Village of Bloomfield Planning Board hereby grants approval to the request for a lot line adjustment from Lynda and Robert Dobberstein, 2 Howard Ave. (tax map# 67.20-1-3.11) for a portion of their land in the southeast corner in order to re-establish the original boundary lines in the southeast portion of their property, depicted as lot #4 on the Village of Bloomfield tax map, for sale and transfer to Dave and Cheryl Walters, 63 Main St (tax map#67.20-1-8.100).

The roll call vote was: Ms. Every – yes, Ms. Nixon-yes, Ms. Hall – yes, Ken Martin was excused, and Ms. Harrington – yes, and the resolution was duly adopted.

Adjournment

Nikki motioned, Gail seconded and it was unanimously carried to adjourn the meeting at 6:30 p.m. The next board meeting will be a special meeting on Tuesday July 28 to review a site plan application from Commodore.

Respectfully submitted,

Kathleen Conradt
Clerk