

Village of Bloomfield Planning Board Meeting of June 12, 2014

The meeting was called to order by Chairman Dan Morley at 7:00 p.m. Present were Dan Morley, Nikki Every, Ken martin, Gail Harrington, and Estelle Hall. Guest in attendance was Terry Hall.

Minutes: Dan motioned, Gail seconded and it was unanimously carried to approve the minutes of the May 8, 2014 meeting as submitted.

Incentive Zoning: the board reviewed the minutes of the Ontario County Planning Board containing the review comments and recommendation for approval for the draft incentive zoning local law as well as the model aw from Spencerport, NY (as suggested by Maria Radzinski). The discussion included the following highlights:

1. County comment concerning the requirement for “green infrastructure” – the board will review the various state and local laws to determine whether to keep the green infrastructure amenities as written. The thought is that the amenity to preserve existing natural features or adding new features for storm water management may go beyond what is required. This requires more study.
2. Spencerport incentive zoning does not appear to contain any additional standards to balance amenities with incentives beyond those contained in the Bloomfield draft law. The Spencerport law was used as one of several models for the Bloomfield law.
3. Spencerport law compared to Bloomfield law – a major difference is that most of the review process described in the Spencerport law occurs at the pre- site plan application stage whereas the Bloomfield law requires a site plan early in the review process. The concern with reviewing a proposal at the pre-application point is that it is very informal and there exists the potential for misunderstanding on the part of the developer about what is approved and what is a concept for consideration.

The board members will research state and village law to determine what the most current requirements are for storm water and green infrastructure for discussion at the August meeting.\

Zoning Map: The board reviewed the official zoning map maintained by Ontario County Planning. Highlights of the discussion included:

1. Clerical errors to be corrected on the map include:
 - a. Village of Bloomfield WWTP (tax map# 67.16-1-10.100) is depicted as R-1-20 and should be LI
 - b. Tax map #68.17-1-5.210 is a small land-locked parcel located behind a residential parcel which is depicted as RB-1 and should be R-1 15 to match the residential property that it borders
 - c. VCD – all parcels currently depicted as CC in the downtown district should be updated to VCD as intended in Local Law #1 of 2011 as filed with the Dept. of State. This includes tax map #67.16-1-22.000, 67.16-1-21.000, 67.16-1-18.100, 67.16-1-16.100,67.16-1-15.000, 68.13-1-70.100, 68.13-1-71.100, 68.13-1-74.110, 68.13-1-75.000, 68.13-1-76.000. 68.13-1-65.110, 68.17-1-1.000, 67.20-1-33.000, 67.20-2-32.000, 67.20-2-30.000, 67.20-2-31.000, 67.20-2-28.000, 67.20-2-25.100

2. Changes in zoning:

a. Tax map #67.16-1-20.000 is a land-locked parcel purchased by the property owner at 9 Main St. 9 Main St. is zoned as RB-1 so the triangle should be rezoned from VCD to RB-1 to match the parcel it is attached to.

b. Tax Map#67.19-1-55.000 is a funeral home currently zoned as R-1-20. It should be rezoned to RB-1 to match its current use and for the appropriateness for future uses (plenty of off-street parking, etc.) at this location which is in an area with other RB-1 parcels.

Next meeting: if there are no applications received within the required 10 day review period for the July meeting (July 1), the July meeting is cancelled. The next meeting will then be August 14. The board will continue the review of incentive zoning and review the sign law at that meeting. Board members should come prepared to discuss the challenges in review and enforcement of the sign law as written.

Adjournment: Dan motioned, Nikki seconded and it was unanimously carried to adjourn the meeting at 8:25 p.m.

Respectfully submitted,

Kathleen Conradt
Clerk