

Village of Bloomfield Planning Board Meeting of March 12, 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, Nikki Every and CEO Andy Hall. Guests Sharol Nixon, Kevin Bailey, Doug Englert, Robert Meehan, Bruce Haygard, and Jeff Braddon were also present.

Minutes: Dan motioned, Gail seconded and it was unanimously carried to approve the minutes of the February 2015 meeting as amended.

Special Use and Concept plan for 4 E Main St.

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.

1. Easements: Mr. Bailey submitted copies of two (2) easements for the adjacent properties to the west and south of the project parcel. The easements are currently being reviewed by the respective property owners.

A. Sandy Hicks has given a tentative verbal agreement to the easement for the property to the rear for ingress/egress and parking.

B. The easement for ingress/egress to the west is still under review.

2. Mr. Bailey feels that he can provide adequate parking and access even if he is unable to secure an easement onto the property located to the west.

3. Current zoning law schedule prohibits the corner property to the west from building any closer to the lot line than the existing building.

4. Existing utilities easements, as well as fire code issues, would prohibit construction of a fence on the lot line between the project property and the corner property to the west.

5. The zoning law was reviewed as follows:

A. Section 503D - in compliance

B. Section 1105 –preliminary site plan review

All sections in compliance except:

1) needs a north arrow

2) need to show traffic flow

C. 1106 – All sections in compliance except:

1) needs to show vehicular traffic access and circulation

2) easements should be sought to address parking

The preliminary site plan was deemed complete. Ontario County Planning reviewed the project and fully supports the concept.

6. SEQR – reviewed the short form for this unlisted action as follows:

A. Part 1 – complete

B. Part 2 – there will be no negative impacts and some actual improvements to the property and character as a result of the project.

Dan Morley motioned, Gail Harrington seconded and it was unanimously carried to declare no negative impact on the environment as a result of the special use to construct four apartments on the upper level of the mixed use building located at 4 E Main St. (tax map #68.13-1-65.300)

7. Special use permit – Dan Morley motioned, Ken Martin seconded and it was unanimously carried to approve the special use permit to allow the construction of four (4) apartments on the second story of the mixed use building at 4 E Main St. (tax map #68.13-1-65.300)

8. Site plan – Dan Morley motioned, Ken Martin seconded and it was unanimously carried to accept the preliminary site plan to allow the construction of four (4) apartments on the second story of the mixed use building at 4 E Main St. (tax map #68.13-1-65.300) and further to request copies of the signed easements from the properties to the west and south of the project property, and vehicular traffic access and circulation for the final site plan review.

9. The attorney for the village will review the draft easements.

Concept Site Plan for Big Bass Brasserie

Doug Englert was present to discuss his concept site plan application for a change of use from residential to commercial to allow expansion of an existing restaurant at 14 Main St. Highlights of the discussion include:

1. Would like to use part of the upstairs for a waiting area and room for larger groups. The front room and room next to the stairs would be open to the public, as well as the bathroom.
2. Upstairs kitchen would be used for keeping foods warm – there would be a lighter menu offered upstairs
3. The front apartment entrance would be used as the main entrance – the currently used front entrance opens directly onto seating and is very cold in bad weather. The rear entrance would be used only for emergencies.
4. A flat landing will need to be constructed to the rear entrance on the second floor. This will be used as an emergency exit only and require cooperation from the adjacent property owner.
5. Parking – the request is for an additional 16 seats so 8 more parking spaces are needed. The project property has no off-street parking. At least 2 parking spaces are needed for employees. Most downtown businesses are closed during the operating hours of the

restaurant so on-street parking is available. Exceptions are the Fitness Center open until 9pm and the laundromat which is open until 10pm.

6. The adjacent owner insists that the parking for the laundromat will be maintained at all times. Mr. Englert is willing to purchase signage to protect parking for the laundromat.

7. Mr. Englert should have a conversation with CNB about using the bank parking lot during the evening hours.

8. The restaurant currently has its dumpster at the rear of the adjacent property owner's parking lot. This cooperative agreement is expected to continue.

9. SEQR – this is an unlisted action requiring a short form. Part 1 was reviewed. No increase in noise is expected as there will be no live entertainment on premises.

The applicant is asked to submit a preliminary/final site plan application, along with proof of contact and cooperation between the applicant and CNB and Dave Conklin.

Concept site plan for Commodore

Rob Meehan (site design), Bruce Haygard (tech division), and Jeff Braddon (applicant) were present to discuss a 22,890 sq. ft. addition onto the manufacturing facility located at 26 Maple Ave. (tax map #68.17-1-25.000) The discussion included:

1. The company has expanded rapidly and additional space is needed for the engineering department and for assembling and testing equipment to be shipped overseas. The proposed plan will also improve manufacturing flow issues.

2. The Bloomfield site is limited by land availability which is further complicated by the DEC wetlands nearby.

3. Traffic pattern – no major change is expected as the 6 spaces removed by the addition will be relocated to the rear where ample parking is available. (96 spaces are depicted but more is available if needed)

4. Chatfield Engineers reviewed the plan on behalf of the village. The list of concerns was discussed and will be addressed in the preliminary site plan application.

5. The parcel slopes to the east and south and there will be no change in pervious surface so no negative impact to storm water run-off is expected.

6. Fire protection – the rear hydrant belongs to Commodore and the water source to it would not be disturbed. It would be beneficial to relocate that hydrant a further distance from the building and down-wind, if possible.

7. Existing pond has dry hydrants – connections should be added for fire-fighting.

8. Good separation is needed for the isobutane tanks and the fire department should be advised.
9. SEQR – This is an unlisted action which will have a coordinated review. Part 1 of the long form was reviewed and the following was noted:
 - A. The Historic District Overlay zoning should be removed from the drawing
 - B. Need clarification on the freshwater pond and wetlands
10. The zoning law was reviewed as follows:
 - A. Section 1104 – A1-8 in compliance. A list of adjacent owners will be needed
 - B-D in compliance

Dan Morley motioned, Gail Harrington seconded and it was unanimously carried to approve the concept site plan for an addition to the manufacturing facility located at 26 Maple Ave. (tax map #68.17-1-25.000).

Alternate member: Dan and Gail met and interviewed Sharyl Nixon for the position of planning board member. Dan will recommend her appointment to the board by the mayor at the next trustees' meeting on March 25.

Misc.: additional signage at Dunkin' Donuts and Locust Grove were discussed.

Next meeting: The planning board will meet at **6 pm on April 9.**

Adjournment: Ken motioned, Dan seconded and it was unanimously carried to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

Kathleen Conradt
Clerk