

## Village of Bloomfield Planning Board Meeting March 14, 2019

The regular monthly meeting was called to order at 6:30 by Chairman Ken Martin. Also present were; Sharol Nixon, Nikki Every, Estelle Hall and Tom Kugris.

In attendance: Ray Walters, Jim Kier (CEO), Nancy Long, Pat Long, Sue Walters, Joe Walters and John Barry.

The meeting was opened with the pledge and the Public Hearing was opened at 6:32 pm

### 1. SPV1-19

- Owner Ron Wilson and representative Joe Walters property located at 10 Main Street Bloomfield NY, 14469 tax map # 67.20-2-30.000 has applied for a Site Plan review to transition the business to sell new and used large appliances, do service, and sell parts and accessories per Article XV 135-136.
- Joe Walters explained he plans to buy the building and open an appliance store which he would be selling new and used appliances, do repairs, and sell parts. All appliances coming in and out would be through the back door. At some point in time he may need to put in a bigger door. An overhead door was once on the back on the building. Old appliances would be scrapped or fixed for repair. A Delivery truck would be parked in the rear of building. A New sign would also have to be put up with a permit. He asked if he could put up a sign in the window now advertising new store coming. The Board did not see a problem with that. The roof will be fixed, and the hood stack will also be removed.

Close public meeting at 6:40 pm

- Martin motioned, Every seconded and it was unanimously carried to declare SEQR Type II, no further action required.
- Martin Motioned Every seconded and it was unanimously carried to transition the business at 10 Main
- St to sell new and used large appliances, do service, and sell parts and accessories.

### 2. BV1-19-

- Patrick & Nancy Long, 25 Page Place, tax map #67.19-1-78.100 has applied for an Area Variance to erect a barn in the front line of the principle structure per Article VII 135-45 I.
- The Board held a brief discussion with Nancy and Pat Long about the barns, placement, usage and surrounding trees.
- Martin motioned, Nixon seconded and it was unanimously carried to forward Area Variance # BV1-19, 25 Page Place, tax map #67.19-1.78.100; on to the Zoning Board of Appeals with the advisory opinion that the proposed does not go against the Comprehensive Plan; therefore the Planning Board suggests approval.

### Record of vote:

**Martin** Aye  
**Nixon** Aye  
**Every** Aye  
**Kugris** Aye

All Board members present voted AYE, vote was carried unanimously.

### 3. VS1-19

- Parcel Line Adjustment/Annex –Owner James Johnson property located at 120 Main Street Bloomfield NY, 14469 tax map # 67.19-1-55.000 would like to Annex a portion of his property to the Historical Society.
- The Planning Board held a brief discussion: The funeral home owned by James Johnson would like to adjust the lot line and annex the back portion of his property to the Historical Society. The partial property is vacant land and is zoned RB-1 however, Jim Kier said combining it with the current R 1-20 is allowable.
- Martin motioned, Kugris seconded and it was unanimously carried to declare SEQR Type II, no further action required.
- Martin motioned, Kugris seconded and it was unanimously carried to approve the lot line adjustment/annexation of a portion of the property located at 120 Main Street (tax map # 67.19-1-55.000) parent parcel of 1.3  $\pm$  acres with existing Funeral home, remove .381  $\pm$  acres from parent parcel annexing into 8 South Ave tax map # 67-1-60.000.
- Whereas: final maps will require before and after accurate acreage
- Whereas: final maps will have signature blocks

### 4. Elms:

- John Barry gave an update on the project. The community center building will also have an office.
- He discussed the utilities, leases and feedback he is getting on leases. He stated that both buildings that are in construction are almost leased out. He was asked by the Board about the age covenant that still has not been signed. The board still wants some data from him and wonders why it was never advertised as senior living. Mr. Barry explained that the advertising company he was using was not getting any response and was costing him a lot of money to advertise. He said they took seniors off it and has kept the website. He stated that most of the interest has come from word of mouth. It was asked if he could make some specific buildings just for seniors and Mr. Barry did not think so. Mr. Barry said they are using a third-party application process and the third party is also doing the screening for background and financial check.
- Nixon felt that the Board was being ignored by Mr. Barry. They had asked him for information months ago and he has not come forward with anything until now after the Mayor sent him a letter. Mr. Barry apologized for the delay in responding but said he had no data to give them. Kugris would like to see it filled with anyone that can afford that kind of rent. The Board decided that at the next Planning Board meeting on April 11<sup>th</sup> they would hold a Public Hearing to discuss the age covenant with the public. Mr. Barry was also asked to bring a written covenant that he is proposing to the meeting along with some hard data.

### 5. Minutes:

- Every motioned, Kugris seconded and it was unanimously carried to approve the February 14, 2019 minutes.

### 6. Adjournment:

- Kugris motioned, Nixon seconded and it was unanimously carried to adjourn the meeting at 7:34. The next regular meeting along with the Public Hearing will be Thursday April 11, 2019.

Respectfully submitted,

Donna Wollschleger  
Village Clerk/Treasurer