

Village of Bloomfield Planning Board meeting of March 27, 2014

The planning board meeting was called to order at 7:00 p.m. by Chairman Dan Morley.

Attendance: Present were: Dan Morley, Gail Harrington, Ken Martin, and CEO Andy Hall. Also present were guests: Nancy Long, John O'Mara, Jim Perkins, Terry Baird, Estelle and Terry Hall. Excused were planning board members Nancy Witt and Nikki Every.

The meeting was held at the Village Office, located at 12 Main St.

Minutes: tabled until the April meeting – a clerical error occurred in that the clerk forgot to send them out for review.

Sign Site plan review for Locust Grove: Mr. Terry Baird, contractor representing Sandy Hicks, submitted a sign site plan, variance application and short form EAF for the ground-mounted sign proposed for 1 Wellness Way. The application requests two (2) variances to allow a free-standing sign in a Light Industrial District with a height exceeding 5 ft. The discussion included:

1. The planning board had no issues with the design of the sign
2. The application is deemed complete and the fees have been paid
3. The application is, by local law, an unlisted action. The board reviewed the questions on the short form EAF and found no negative environmental impacts will result from the sign. Dan motioned, Ken seconded and it was unanimously carried to declare that no negative environmental impacts will occur as the result of the construction of a ground-mounted sign near the entrance to the property at 1 Wellness Way, known as Locust Grove (tax map #68.13-1-65.200).
4. The board had no issues with the variance requests for the ground-mounted sign with a height that exceeds 5 ft. Dan motioned, Gail seconded and it was unanimously carried to recommend to the ZBA that approval be granted for the variances to allow construction of a ground-mounted sign that exceeds 5 ft. in height near the entrance to 1 Wellness Way (tax map #68.13-1-65.200).

Site plan for 3 Main St.: Ken reported that the ZBA had granted the area variances for this project. There was no new material received so the public hearing and review of the site plan will be on April 10 at 7:00 p.m.

Draft local law for incentive zoning: the board received the updated draft of the local law as discussed in November of 2013 along with the past minutes containing discussion of incentive zoning. Gail motioned, Dan seconded and it was unanimously carried to recommend that the village board adopt the proposed local law for incentive zoning.

Privilege of the floor: Mr. Jim Perkins requests an opportunity to speak about his wife's restaurant, located at 5 Main St. and known as Pam's. He felt that he did not receive any support from the planning board with regard to his need to access the rear of his property through the adjacent property located at 3 Main St. This informal access will be compromised if the adjacent project involves construction of a fence as a buffer along the lot line in order to add a drive-thru restaurant. He felt that the planning board should have declared the proposed addition as a major negative impact upon the environment. Mr. Perkins further declared that the restaurant would close on March 30 as a direct result of actions taken by the village.

Dan Morley explained the rationale behind the environmental review and the board's decisions. CEO Andy Hall explained the project review process. Mr. Perkins was invited to attend the public hearing for the site plan for the proposed project as nothing has been decided yet concerning buffering.

Adjournment: Dan motioned, Ken seconded and it was unanimously carried to adjourn the meeting at 7:25 p.m.

The planning board will meet on April 10, 2014 at 7:00 p.m. in the village office. The applicant for 3 Main St. will be invited to attend.

Respectfully submitted,

Kathleen Conratt
Clerk