

Village of Bloomfield Planning Board meeting of May 8, 2014

The meeting was called to order at 6pm in the village office at 12 Main St. A legal notice appeared in the Daily Messenger regarding the change in meeting time. Present at the meeting were: Chairman Dan Morley, Ken Martin, Nikki Every, Gail Harrington, Estelle Hall, and CEO Andy Hall. Guests included Terry Hall and John O'Mara. Representatives for the Quicklee's project included: Peter, Josh and Colin Bruckel, William LaForte, and John Sciarabba.

Minutes: Dan motioned, Gail seconded and it was unanimously carried to approve the minutes of the April 24 meeting as submitted.

Site plan for 3 Main St. (Quicklee's): John Sciarabba reported

1. A letter in response to the conditions listed in the preliminary site plan approval.
2. A drawing depicting the change in the Main St. façade to include 3 evenly spaced and sized windows and second story windows. One window will be artificial to preserve needed wall space
3. The sign has been removed from the final plan – a sign site plan will be submitted at a future meeting
4. A stop sign is included in the final plan – a portable one is proposed at this time to accommodate plowing, and to provide flexibility if actual need dictates another location for the sign.
5. Mr. LaForte will draft a contract for dedication of the sidewalk upon its completion.
6. A mylar will be prepared for signing.
7. The current and proposed fuel storage tanks have been designated on the final site plan
8. The escrow amount outstanding has been received by the clerk
9. The formal written request to combine the two parcels has been submitted to the assessor

Dan motioned, Ken seconded and it was unanimously carried to grant final site plan approval for the project submitted by PEMM to construct a 1700 sq. ft. addition to an existing gas station/convenience store for a restaurant with drive-thru and to relocate the gas pumps at 3 Main St., tax map #67.16-1-18.100 and tax map #67.16-1-21.000 with the following conditions:

1. All required permits be obtained from NYSDOT prior to any construction in the ROW, curb cut or receiving a certificate of occupancy
2. All required permits be obtained from NYSDEC prior to receiving a building permit, with the exception of the bulk storage permit
3. The sidewalk will be formally dedicated to the village upon its completion

Special Use permits:

1. A special use permit application has been submitted to allow a drive-thru for the proposed restaurant as allowed in the VCD. As the special use complies with the provisions of section 1023 of the zoning law, Dan motioned, Gail seconded and it was unanimously carried to approve the special use permit to allow a drive-thru in conjunction with the proposed restaurant on the parcels known as tax map #67.16-1-18.100 and #67.16-1-21.000.

2. A special use permit application has been submitted to allow continuation of the pre-existing gas station in the VCD. As the special use complies with the provisions of section 1015 of the zoning law, Dan motioned, Ken seconded and it was unanimously carried to approve the special use permit to allow a gas station on the parcels known as tax map #67.16-1-18.100 and #67.16-1-21.000.

Closing comments: John Sciarabba thanked the board for their efforts and professional manner and William LaForte thanked the board for their willingness to work cooperatively.

Adjournment: As there was no other business before the board, Dan motioned, Gail seconded and it was unanimously carried to adjourn the meeting at 6:20 p.m.

The next planning board meeting will be held on Thursday June 12 at 7pm. The board will return to their regular meeting schedule of the second Thursday of each month.

Respectfully submitted,

Kathleen Conradt
Clerk