

Village of Bloomfield Planning Board meeting of May 21, 2015

The meeting was called to order at 6:00 p.m. by Chairperson Gail Harrington. Present were Estelle Hall, Sharol Nixon, Gail Harrington, and CEO Andy Hall. Ken Martin was excused and Nikki Every was absent. Also present were guests Kevin Bailey, Doug Englert, and Krissie Dimeno.

**Minutes:** Gail motioned, Estelle seconded and it was unanimously carried to accept the minutes of the April meeting as presented.

**Training workshop:** Estelle Hall and Sharyl Nixon reported that they had attended the full day workshop in Bushnell's Basin on May 14.

#### **Site Plan for Big Bass Brasserie**

Doug Englert was present to discuss any final questions that the board may have concerning the site plan to allow conversion of the upstairs apartment to an addition of the downstairs restaurant at 14 Main St. The board has given approval but required confirmation of communication with Canandaigua National Bank before final approval could be given. The bank manager contacted the village office and confirmed that the bank gives informal verbal approval for the bank parking lot to be used for public parking, if needed.

There were no other questions or concerns. Gail motioned, Estelle seconded and it was unanimously carried to grant final site plan approval for the site plan for 14 main St. to allow expansion of the restaurant to the upper floor (tax map#67.20-2-28.000).

#### **Special Use Permit 4 E Main St.**

Kevin Bailey was present to answer any final questions the board may have. Mr. Bailey provided signed easements for access from both 2 E Main St and 1 Wellness Way and a contract with 1 Wellness Way for two additional parking spaces to be used by 4 E Main St. Mr. Bailey also provided a traffic flow map for 4 E Main St., as requested by the planning board. The proposed apartment project now appears to have adequate parking and safe traffic flow. There were no other questions or concerns.

Gail motioned, Sharyl seconded and it was unanimously carried to grant final approval for the special use permit to allow construction of four (4) apartments on the second story of a mixed use building located at 4 E Main St. (tax map#68.13-1-65.300)

#### **Area variance 14 Howard Ave.**

Krissie Dimeno was present to discuss her area variance request for relief of 10 ft. in the front yard setback to allow construction of a front porch onto her home at 14 Howard Ave. She presented photographs of the two adjacent neighbors which both have porches which extend into the front yard setback by more than the 10 ft. she is requesting. The roadway is at a higher elevation than the house so there is a problem with storm water flowing towards the foundation of the house as well as icicles falling directly onto the front doorway in the winter. The porch would act as a buffer against the ice and help to redirect rainfall away from the basement.

The planning board had no concerns with the proposal. Gail motioned, Sharyl seconded and it was unanimously carried to recommend to the ZBA that the area variance of 10 ft. in the front yard setback be granted for 14 Howard Ave. (tax map#67.20-1-31.000) to allow construction of a front porch.

**CEO report**

Andy Hall gave an update on various ongoing projects and potential future applications that may come before the board.

**Draft Update Document for Land Use**

The planning board reviewed a portion of draft land use regulations. Chatfield Engineers prepared a draft document which addresses some administrative policies, design standards and subdivision details. However, the planning board needs to draft review procedures to be added to the document prepared by Chatfield Engineers. The draft procedures were developed based upon the existing village subdivision regulations, as well as land use regulations currently utilized by the towns of East and West Bloomfield. The draft document includes new language for parcel line adjustments and additional definitions.

A second draft will be prepared which will incorporate any recommendations by the CEO and the Supervisor of Public Works. The formatting will be finalized also.

**Adjournment**

Gail motioned, Estelle seconded and it was unanimously carried to adjourn the meeting at 7:45 p.m. The next board meeting will be June 11 if there are any applications to review.

Respectfully submitted,

Kathleen Conradt  
Clerk