

## Village of Bloomfield Planning Board Meeting November 8, 2018

The regular monthly meeting was called to order at 6:38 by Chairman Ken Martin. Also present were; Sharol Nixon and Nikki Every. Absent: Estelle Hall and Tom Kugris

In attendance: Angelo Prestigiacomio (Elms) and Jim Kier (CEO)

The meeting was opened with the pledge.

Approval of the Minutes: Deferred till next meeting

1. Age Covenant: John Barry had a family emergency and was unable to come. Martin wishes he had a full board at the meeting. Martin told Mr. Prestigiacomio that Mr. Barry was supposed to provide tangible information at the meeting to show how it's been advertised as an active adult community and any feedback they are receiving. Angelo had no documentation. Grant Atlas Property Management is the marketing management that is being used. Angelo stated they had a 42 and 53 year old locally that has shown an interest. The goal would be all seniors but the tracking they are seeing is younger professionals. He stated they are mostly one or two adults and some with one dog, but not really seeing anyone with children.
2. Angelo stated that it's been a mud pit but they have been working every day. They are going as fast as they can to get the units complete. He also stated that he was working with Grant Atlas to track what interest has come to them, although, no documentation was brought to the meeting. Martin asked for any numbers. Angelo could not give them any specific numbers. Angelo said in the grand scheme —few older couples. They will be charging \$1595. He said internet, cable and garage included. Also, they are high efficient homes. Nikki stated she would find it hard to afford what they are charging. This would take a two family income to live there. If they are younger adults with or without children they may move out and move on. She stated that people who currently live here have been looking forward to this and now can't afford it. This doesn't move our older population around; she expects to move them out of the village instead. Nikki stated she is having a real struggle with where this is all going. Angelo pulled data from other adult communities. He feels their prices are in line if not better than others in Macedon or Greece. Nikki spoke on behalf of the new building in Canandaigua on the bypass. They are charging in excess of \$1500 and people can't afford that.
3. Angelo said they must charge what they are charging because of the debt. A perfect senior living facility would be single floor. They can't support that. Angelo was asked what age group he is looking for. He explained he wants to lower the covenant for safety sake. He would like 60/40. If it sits vacant it is bad for him and bad for the Village. Angelo said they would continue to market it as senior.
4. Sharol asked if we lower it to bring in more people would you leave children over 18. He believes the price is too high for young families with children. Nikki asked- what are you going to do with 2 cars with one garage for 2 income families. Where are you putting 2 cars? Angelo stated one in the garage and one in the driveway. He also stated they are trying to fit in a spot for additional parking as well in the event someone has several guests over.
5. Nikki wants to hear what Tom and Estelle want to do. Martin would like to have a full board or at least one more board member in attendance at the next meeting to make a decision. Angelo said

they could be available any time. Ken asked him to bring hard data to the next meeting. Martin will talk to Donna about a date for the next meeting so it can be posted as a special meeting and to legally inform every one.

Angelo left the meeting at 7:00

6. Martin would like to start reviewing the Village Zoning Laws. They will look at the first two articles at the next meeting. Sharol asked if the Solar Law was passed. Ken and Jim said yes with a few modifications.
7. There was some additional discussion on the Age Covenant. It was discussed that neither Angelo nor John Barry have shown any tangible data to show the actual response they are receiving. They must provide tangible information before the next meeting or the meeting may be cancelled.

There will be a special Planning Board meeting on November 29, 2018 at 6:30pm.  
The next regular Planning Board Meeting is scheduled for December 13, 2018 at 6:30pm.

Chairman Martin motioned and Mrs. Nixon seconded to adjourn the Planning Board meeting at 7:08.

Respectfully submitted,

Donna Wollschleger, Village Clerk/Treasurer