

Village of Bloomfield Planning Board Meeting of October 9, 2014

The meeting was called to order by Chairman Dan Morley at 6:00 p.m. Present were Dan Morley, Gail Harrington, Ken Martin, Estelle Hall, and Andy Hall. Nikki Every was excused. Guests in attendance were Peter and Josh Bruckel, John Sciarabba, David Malpass, Amy Williams, and Terry Hall.

**Minutes:** Dan motioned, Gail seconded and it was unanimously carried to approve the minutes of the September 2014 meeting as submitted.

**Sign Application for 1 Elm St. (Quicklees)**

A. General discussion:

1. Pursuant to section 1310 the sign site plan will require variances for location and number.
2. There will be 2 businesses at this corner lot location so signage for both Quicklees and Dunkin' Donuts are permitted but pursuant to the zoning law they are required to be grouped together.
3. "Fluttering devices" are not permitted
4. The planning board members are not familiar with other legal requirements for advertising of gas stations and request more information from the applicant. The CEO, Andy Hall, believes that the proposed signage is necessary. The 2 Mobile signs on the canopy are intended for visibility from both Rte. 444 and East and Main Streets.
5. More information is needed for the order board. The neighbors adjacent to the west, are concerned about sound and light pollution.
6. The pole sign is pre-existing and permitted – however the addition of the Dunkin' Donuts sign to it will require a variance
7. Larger sign site plans are requested for easier review, along with a short form SEQR

B. Concerns expressed by David and Amy Malpass

1. The volume and lighting for the order board should not be excessive such that it will negatively impact their home at 9 Main St.
2. Concern for hours of operation so that they do not intrude overnight on the quality of life at 9 Main St. due to the location of the upstairs bedrooms on the east side of the house.
3. Request that the pole sign at the intersection be lowered so that it is less obtrusive and more attractive. There may be a safety and visibility issue if the pole sign is lowered due to its proximity to the intersection.
4. Concern for signage and lighting on the west side of the building (rear) which may have a negative impact on their home.

The planning board will hold a special meeting on Thursday October 23 at 6:00 p.m. to review the sign site plan and make recommendations to the ZBA. The applicant is asked to provide larger site plans with details concerning the sound and lighting of the order board, a short form SEQR, and information on what other regulations are in place for signage for the gas station. The information is needed by Oct. 15 to allow sufficient time for review.

**Future plans for 5 Main St.**

An informal discussion was held concerning the future of 5 Main St. Mr. Bruckel is in the process of purchasing the property. He plans to demolish the building and construct a laser car wash on a portion of the existing footprint. The following was discussed:

A. Amy Williams, the adjacent neighbor to the west expressed the following concerns:

1. The potential for pollution of the stream located in the rear of her property and winding through 5 Main St. to the WWTP. It was explained that all plans must be approved by the DEC to ensure that there will be no negative impact upon the stream.
2. Noise is a concern due to the location of the bedrooms at 9 Main St. on the east side of the house.
  - a) It was discussed that maybe the building could be modified such that it is reduced in size to allow the west line of the building to be relocated more to the east. The east wall would remain the same. This would increase the buffer from the existing easement on the west side.
  - b) It was explained that the mechanicals will be located on the east side of the building to reduce noise exposure to the west.
  - c) The doors are closed during the 5-6 minute cleaning cycle to reduce noise also.
  - d) Concern for traffic exiting from the drive-thru and car wash at the same time. Peak hours of operation are on Saturday and Sunday and sporadically at other times. This would be an accessory use to the existing gas station use.
  - e) Mature trees and buffering of lighting on the west side is requested by Amy and David Malpass as part of the car wash project. Temporary buffering when the demolition occurs (and before the new building is constructed) is desired. Screening is paramount.

**Zoning Law review:** Dan Morley added the sign charts to the updated narrative. “Non-political” will be changed to “non-commercial” throughout. The review on the chapter regulating signs will be reviewed at the Oct. 23 meeting followed by Chapters 1, 2 and 9 as time permits, to expedite the process.

**Next meeting:** The planning board will meet at **6 pm on Oct. 23.**

**Adjournment:** Dan motioned, Ken seconded and it was unanimously carried to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Kathleen Conradt  
Clerk