

## Village of Bloomfield Planning Board Meeting September 13, 2018

The meeting was opened at 6:33 pm by Chairperson Ken Martin. Also present were; Sharol Nixon, Tom Kugris, Nikki Every and Estelle Hall

In attendance: Jim Keir (CEO), Angelo Prestigiaco and John Barry (Elms project)

The meeting was opened at 6:33 pm with the pledge.

The August minutes were not submitted for review so they will be reviewed at the October meeting.

- I John Barry spoke regarding the Elms Project. A covenant has not yet been signed so he would like to have it revised before one is signed. Originally the Elms were to be marketed for seniors 55 and older. Mr. Barry spoke that they are receiving several letters of intent from individuals and couples in the 35-50 age bracket. They are receiving lots of interest from people in Monroe County: Pittsford, Perinton and Fairport because of the location. He wonders if the covenant could be market driven or if they even need one. A marketing plan has not yet been implemented because they are waiting for their model to be done first. They expect the model to be open in approximately 6 weeks.
- II Every wants the covenant and wants to keep it Sr. housing. Mr. Barry explained that in his early polling it is 2 income professionals that love the location and are showing interest. Jim expressed that we are losing people in the community and losing children in our school. Sharol asked if older people would really want to live there with children. By default we would lose a group of renters. The units are all 2 bedrooms so most likely would be 1-2 kids and perhaps someday they would choose to buy a house in the community.
- III Mr. Barry has received applications, deposits and letters of intent which are why he would like to do away with the restrictions and fill with quality renters to benefit everyone. 5 units should be ready for renting in December 2018. He does not want to turn people away. Tom stated he is willing to listen to modifications. He would like to see more growth. Mr. Barry stated that if there was no restriction he could market it as a Luxury or Active Adult housing.
- IV Sharol asked if they are in a situation that they can't move forward without the covenant. They can, however, Jim stated that the Planning Board needs to make a decision soon because this is part of a special use permit. Sharol suggested they could revisit the covenant in 2 years. Tom would like to see a decision made that is final so they wouldn't have to revisit it. Ken stated that he feels that the Planning Board would be letting down the over 55 market in the community. He would like to see how many people over 55 respond with interest. Mr. Barry agreed to share the leases info as they come in so they can see what kind of letters of interest they are getting.
- V Mr. Barry asked if they could drop the percentage down from 80 to maybe 60/40 or 50/50. Mr. Barry was asked if they could section off the 55+ from the younger renters. He stated that wasn't feasible because when apartments open he would fill rather than tell someone they had to be 55+ to live in a certain area or vs versa.
- VI It was decided that they would market the Elms as "Active Adult" apartments instead of Sr. Living. After the model is open, Mr. Barry will come back to the Planning Board for review. No restrictions

until they start getting some leases. At that time the Planning Board might not be opposed to making a change in the percentages.

- VII Mr. Barry explained to the Planning Board that these are all “Smart Homes”. There will be certain elements of them that are controlled by smart phones and GPS’s. When you are returning home your lights will come on, your heat will turn up etc. It was also asked and stated that these units are for rental only. They will not be sold.
- VIII Jim reminded the Board that they needed to make a decision soon so Mr. Barry could have direction. Jim also said as long as firewalls and safety measures are in place he will give them a temporary C of O.
- IX Ken will follow up on whether or not a public hearing should be done or they can move forward with the covenant as they see fit.

The next Planning Board Meeting is scheduled for October 11, 2018 at 6:30pm.

Martin motioned and Nixon seconded to close the Planning Board meeting at 7:40.

Respectfully submitted,

Laura Andolino, Secretary  
Planning Board