

## Village of Bloomfield Planning Board Meeting September 12, 2019

**Planning Board members present:** Chair Ken Martin, Sharol Nixon, Nikki Every and Tom Kugris.  
Absent: Estelle Hall

**Others Present:** Kimberly Rayburn (Secretary), Jim Kier (Building & Zoning), Ron Newell (ZBA Chair) Roy DeFord & Sandra DeFord (Applicant), Richard Francis (Applicant), Nancy DiPerna Angelo, Richard Nicholson, Jake Ward, and Gary W. Bidwell.

**The meeting was opened with the pledge 6:30 pm**

**I. BV3-19 Area Variance, Owner: Roy DeFord, 81 Main Street. tax # 67.20-1-17.000** Existing garage 18.4 wide 20.3 deep is approx. 2 foot off the side property line, he wants to tear down the existing garage and re-build a larger garage 24 wide 27 deep in the same location staying approx. 2 feet off the line.

Martin began by informing the Board that they will be forwarding on this review to the Zoning Board of Appeals for a decision with their advisory opinion.

Martin asked DeFord to explain his proposal, Deford stated that his existing garage is only a 18 ½ x 18 ½ and they can not fit their vehicles inside it. His lot is a shaped like a bowling ally and is approximately 60 x 280. He stated he would like to keep the garage in its current location but make it longer and have it wider going further into his yard. Also, because if he met the setbacks the garage to be in the middle of the yard and he doesn't have much yard as it is with only 60 ft of width. The new garage would be 24 x 27 and it will have an attic for storage.

Martin stated that the west wall would have the same location and the front is right on the sewer easement line so that will remain the same. Martin asked if the existing garage has electric to it, DeFord stated it does have a 110-service buried in the ground. Martin asked if there was a concern regarding the underground electric line, Kier stated that it would be handled in the building permit process.

Martin stated that he did look at the location and understands the challenges Deford faces, the rest of the Board agreed. Nixon and Kugris stated that he will be going further into his own yard and not encroaching any further than the existing on his neighbors. Every stated that the neighbor is encroaching on the property line as well and is the same boat, Deford stated that his surroundings neighbors have no issues with the proposal as like Every stated they are all in the same situation.

### **Planning Board Decision:**

**Martin made a motion and Nixon seconded the motion to forward a positive review to the ZBA for application #BV3-19 Area Variance, Owner: Roy DeFord, 81 Main Street. tax # 67.20-1-17.000** Existing garage 18.4 wide 20.3 deep is approx. 2 foot off the side property line, he wants to tear down the existing garage and re-build a larger garage 24 wide 27 deep in the same location staying approx. 2 feet off the line.

### **Whereas:**

1. The property is very narrow and the surrounding neighbors are in the same situation.

**Record of vote:**

**Martin** Aye

**Nixon** Aye

**Every** Aye

**Krugris** Aye

**All Board members present voted Aye, vote was carried unanimously.**

**II. BV2-19 Area Variance Owner: Ricky Francis, 26 Page Place. tax # 67.19-1-2.000** Placement of a shed on the rear property line in front of a tree line and before a gully.

Martin asked Francis to explain his proposal, Francis stated that he would like to purchase a 10 x 12 pre-fab shed for storage of his lawn equipment. Due to the shape of this lot (triangle in shape) and not wanting to give up any more of his yard he would like to put the shed on the lot line as there are a row of trees then a gully that would protect the neighbors interest. He stated it is useless land and his neighbor does not have any concerns with it. Newell stated that when a person obtains a fence permit, they are instructed not to put it on the lot line as they need to be able to maintain the fence from both sides without going onto the neighbor's property and he feels it should be the same for a shed. He suggested the shed should be kept around one to two feet off the line. Francis stated that the shed can be moved it will be on skids. Nixon stated if he moved the shed forward by 1.9 feet it would still give him 16 feet to the house.

The Board held a brief discussion on the shape of the lot, placement of the shed, and the location of the pool and the yard space. Kugris asked if the shed would match the house, Francis stated it would be pretty close as the house is white with grey trim and the shed is grey with a black metal roof. He provided a picture to the Board.

**Planning Board Decision:**

**Martin made a motion and Nixon seconded the motion to forward a positive review to the ZBA for BV2-19 Area Variance Owner: Ricky Francis, 26 Page Place. tax # 67.19-1-2.000** Placement of a shed on the rear property line in front of a tree line and before a gully.

**Whereas:**

1. The shed would be at least 1.9/2 ft from the property line for maintenance.

**Record of vote:**

**Martin** Aye

**Nixon** Aye

**Every** Aye

**Krugris** Aye

**All Board members present voted Aye, vote was carried unanimously.**

**IV. Minutes:**

**Minutes of April 11, 2019**

**Kugris made a motion and Every seconded the motion to approve the minutes 4/11/2019**

**All board members present voted Aye, Vote was carried unanimously.**

**VI. Meeting Adjourned:**

**Martin made a motion and Nixon seconded the motion to close the meeting @ 7:45 pm.  
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary