

**TOWN OF WEST BLOOMFIELD – PLANNING BOARD
MEETING MINUTES
November 5, 2025 - 7:30 P.M.**

Members Present: Brad Lins (Chairman), Curt Barnes, Mike Borgeest, Bill Jensen

Guests: Lee Daubenspeck, Brian Hemminger (Mark's Engineering), David Cox (Cox Engineering), Andrew Torpey, Sean Cutt, Tom Tenny

Call to Order - Chairman Lins called the meeting to order at 7:30pm

Approve Minutes - Meeting of October 1, 2025

After reviewing the minutes from the October 1, 2025 meeting, **Mr. Curt Barnes made a motion to accept the minutes for October 1, 2025 as presented. The motion was seconded by Mr. Mike Borgeest. The ayes were unanimous, passing the motion.**

Subdivision - Lee Daubenspeck for property located at 8592 County Road 14, Ionia, NY 14472, Tax Map # 51.00-1-17.120, seeking a 2-lot subdivision of a 66.84-acre property

AND Site Plan Application - Sean Cutt for property owned by Lee Daubenspeck, located at 8592 County Road 14, Ionia, NY 14472, Tax Map # 51.00-1-17.120 - for **Lot #2** of Daubenspeck Subdivision, proposing single-family residence including garage and pole barn structure

Mr. Brian Hemminger from Mark's Engineering was present to represent the property. Mr. Hemminger explained that Mr. Lee Daubenspeck owns the 66.84-acre property backing up to the Monroe County line. He has 462-feet of road frontage, an existing house, barn, septic, well, and driveway. He is looking to keep approximately 6-acres and sell the remaining (approximately) 61-acres to Sean Cutt. Lot 1 will be approximately 240-feet wide, Lot 2 (Mr. Cutt's lot) will be approximately 203-feet wide. Mr. Hemminger noted that the two lots will share a driveway; approximately 40-feet of easement and access that will be on Mr. Daubenspeck's parcel, and Mr. Cutt will pull off of it.

Chairman Lins noted that Monroe County will need to be notified of the subdivision.

Mr. Hemminger explained that the Schedule A is written. The description of the wording is not completed yet.

Chairman Lins stated that once the Schedule A is complete and the full easement maintenance agreement is complete, the Town Attorney will need to receive it to review.

Mr. Hemminger noted that there was no code requiring this. Mr. Curt Barnes stated that it is something that could be recommended by the attorney. Chairman Lins stated that this is to protect the town.

Mr. Daubenspeck asked for clarification that it will not need to be recorded with the deed, as this is just an agreement between himself and Mr. Cutt.

Mr. Hemminger was asked to provide metes and bounds, and add these to Mr. Cutt's site maps.

Mr. Hemminger explained the stopping site distance was provided on the original site plan when the driveway was put in. Mr. Daubenspeck stated that no studies have been redone since the original driveway is being used for both lots of the subdivision.

The Planning Board asked if information on these could be provided, even from the original site map of the property from when the house was built in 2014, especially because it could be an engineer suggestion.

Mr. Hemminger stated that the perc test was 13 minutes. The house will be built on a knoll that will be flattened for the house. The driveway is large enough for a fire truck turnaround. He explained that the fire trucks can typically handle the 12% grade, but he is willing to adjust this to 10% if required. There is only about 200-feet that is over the typical 10% grade. He stated that the well was over 100-feet from either septic system, and drainage was fine. Drainage would not impact the neighboring lot since they were using the existing knoll to build on.

Mr. Cutt stated that there are no further plans to subdivide the 61-acres. He just wants his house and barn.

Chairman Lins noted that both the subdivision and the site plan maps had the signature block, and that the West Bloomfield water disclaimer is on the site plan map.

Chairman Lins stated that SEQRs will be read for both the subdivision and site plan when the final maps are received for each, likely for the next meeting on November 19.

Chairman Lins stated that a public hearing is not required for the minor subdivision, as it is a minor subdivision.

Chairman Lins stated that no public hearing is required for the site plan.

Mr. Mike Borgeest made a motion to give preliminary approval for the Daubenspeck subdivision, pending approval from the town engineer and town attorney. Mr. Bill Jensen seconded the motion.

Record of Vote:

Curt Barnes	AYE
Mike Borgeest	AYE
Bill Jensen	AYE
Brad Lins	AYE

Motion passed unanimously.

Mr. Mike Borgeest made a motion to give preliminary approval for the Cutt site plan, pending approval from the town engineer and town attorney. Mr. Bill Jensen seconded the motion.

Record of Vote:

Curt Barnes	AYE
Mike Borgeest	AYE
Bill Jensen	AYE
Brad Lins	AYE

Motion passed unanimously.

Site Plan Application - Christina Morehouse for property located at 1860 Hickory Lane, Tax Map # 50.02-2-51.120 for construction of single family home

Mr. David Cox was present to represent the application. He explained that Ms. Morehouse is looking to build a single family ranch-style house, approximately 1,500 square feet, and needs no variances. There is public water, and she will have a mound septic system. The SHPO no impact letter was submitted. He explained that Ms. Morehouse is looking to build as soon as possible due to the natural gas ban. He explained that the property was already subdivided and the septic design is included in the provided maps.

Chairman Lins asked about a nearby hydrant. Mr. Cox stated that there are two close by. Chairman Lins asked with Mr. Barnes to make sure firemen can reach with a hose. Mr. Barnes explained that the firetrucks have 1,200 feet of hose and can handle it.

The Planning Board asked about the perc test as this was not on the maps. Mr. Cox explained that one was 26 minutes, one was about an hour, and the third was 90 minutes. It was noted that the town engineer may request that these be on the maps. Mr. Cox explained that he will add this.

Mr. Cox stated that they are working with RG&E to see if a transformer is required for electric.

Chairman Lins stated that the engineer would like to see contours. Mr. Cox explained that the contours shown on the map are 2-foot contours but he can provide a map with 1-foot contours.

Mr. Barnes noted the utility easement and the access easement. He asked for a description of these to be provided to the town attorney, even though this was with the original subdivision.

Chairman Lins stated that no public hearing is required for the property, and that SEQR will be read when everything is final. Chairman Lins informed Mr. Cox that it is not required for him to be present at the next meeting, but he can attend if he would like.

Mr. Mike Borgeest made a motion to give preliminary approval for the Morehouse site plan, pending approval from the town engineer and town attorney. Mr. Bill Jensen seconded the motion.

Record of Vote:

Curt Barnes	AYE
Mike Borgeest	AYE
Bill Jensen	AYE
Brad Lins	AYE

Motion passed unanimously.

Discussion - Lot Line Adjustment for Andrew Torpey for property owned by Log and Timber Structures, LLC, located at 2036 Factory Hollow Road, Tax Map # 65.00-1-64.100 and 65.00-1-87.000

Chairman Lins stated that Mr. Torpey has completed an application and provided maps, but they are not paid for yet. Mr. Torpey replied that he wanted to have an informal meeting before fully submitting his application and payment.

Mr. Torpey explained that he owns Honeoye Creekside Estates. There is a house attached to it. The resident currently renting the house is interested in purchasing the house, and Mr. Torpey is interested in selling it to him. He owns property across two separate lots. One lot on one end of the property has its own tax map number. His goal is to subdivide off a parcel for the house, add the solo lot into the main tax map. Mr. Torpey stated that he does not want to drop below 10-acres in the main parcel as it is currently grandfathered in as a mobile home park in an agricultural district. One of the requirements is to keep 10-acres. His goal is to adjust the Honeoye Creekside Estates horseshoe park to 10-acres, subdivide some off for the renter/prospective buyer. There will be no physical changes, just lot line adjustments.

During discussion the Planning Board mentioned that this property is preexisting nonconforming, and this could be continuing a nonconforming lot. There was also discussion about setbacks and requirements for the frontage of the houses already on the property. 12 of the 17 dwellings do not pass current criteria. The Planning Board also discussed the possibility of the Planning Board denying this and referring the application to the Zoning Board of Appeals as one option that could allow this.

Public Comments

Mr. Tenny was present, asking questions on if a site plan would be required to put up a barn on a parcel that has nothing currently on it. He was told that one was required, and Ontario County [unsure of which office] stated that he did not need one. Mr. Tenny explained that he wants to put a 40-foot by 60-foot barn on his property, on County Road 14, abutting Monroe County. The barn will not be near a property line.

After discussion, the Planning Board recommended that Mr. Tenny apply for a building permit, and the code enforcement officer can review the application and then may ask for a site plan.

Chairman Lins noted that Mr. Tenny will need to have some sort of drawing, showing where the property is, where he would like to put the barn, the size of the barn, and setbacks.

Adjourn - Curt Barnes made a motion to adjourn at 8:27 pm, which was seconded by Bill Jensen. With ayes by all, the meeting was adjourned.

Respectfully Submitted,

Elizabeth Klingenberg

November 7, 2025

Next Meeting: Wednesday, December 5, 2025