

**TOWN OF WEST BLOOMFIELD – PLANNING BOARD  
MEETING MINUTES  
November 19, 2025 - 7:30 P.M.**

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

**Guests:** Lee Daubenspeck, Sean Cutt, David Cox (Cox Engineering)

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

**Approve Minutes** - Meeting of November 5, 2025

After reviewing the minutes from the November 5, 2025 meeting, **Mr. Mike Borgeest made a motion to accept the minutes for November 5, 2025 as presented. The motion was seconded by Mr. Bill Jensen. 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

Mr. Sean Cutt had the maintenance agreement that was previously asked for, and the name changes and egress easement will be on the final copies of the maps.

Chairman Lins stated that the Planning Board is still waiting on approval from the Town Attorney. Once this is received, maps can be signed. He stated that a mylar and two (2) paper copies are needed for Ontario County, one (1) paper copy for the applicant, and two (2) paper copies are needed for the Town of West Bloomfield - five (5) total paper copies and the mylar. Once approval is received from the Town Attorney, the maps can be signed.

Chairman Lins stated that final conditional approval was previously granted - the condition of the Town Attorney providing approval, and the applicants do not need to return for another meeting.

**Mr. Mike Borgeest made a motion for a negative declaration on the SEQR. Mr. Curt Barnes seconded the motion.**

Record of Vote:

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

Motion passed unanimously.

**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. Sean Cutt stated that communication has been received from the Town Engineer. The Attorneys have spoken with each other [their attorney and the Town Attorney], and changes will be reflected on the final maps.

After reading the letter sent by the Town Engineer, Mr. Curt Barnes stated that he does not believe the Planning Board needs the Fire Department signature. Chairman Lins agreed.

Chairman Lins stated that once the Planning Board has Town Engineer and Town Attorney approvals, the Planning Board will need two (2) paper copies of maps for the Town of West Bloomfield, one (1) copy for the applicant, and then additional copies for anyone else the applicant needs them for.

**Mr. Curt Barnes made a motion for a negative declaration on the SEQR. Mr. Mike Borgeest 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 comments from the Town Engineer have been addressed, and he has replied to Bill Van Alst, Town Engineer.

Chairman Lins noted that the main issue is the septic system being in the easement. He read an email from Mr. VanAlst: "...the updated plans and responses to our comments submitted yesterday by the Developer's Engineer have addressed our comments, the only outstanding issue is whether the Town is OK with allowing construction of the septic system for that site to be within the previously designated access and utility easement."

After discussion, Chairman Lins agreed that a letter each from the landowner that sold the property and the current landowner would suffice, as this agreement from both property owners is required to annul the easement, unless the septic is moved elsewhere.

**Adjourn** - Bill Jensen made a motion to adjourn at 7:55 pm, which was seconded by Curt Barnes. With ayes by all, the meeting was adjourned.

Respectfully Submitted,

*Elizabeth Klingenberg*

November 24, 2025

Next Meeting: Wednesday, December 5, 2025