

**TOWN OF WEST BLOOMFIELD – PLANNING BOARD
MEETING MINUTES
January 21, 2026 - 7:30 P.M.**

Members Present: Curt Barnes, Mike Borgeest, Bill Jensen

Guests: Peter Thompson, West Bloomfield Town Board; Adam Miller; Rich D'Ambra, Brennan Marks, Jim Mitchel

Call to Order - Mr. Mike Borgeest called the meeting to order at 7:30pm

Approve Minutes - Meeting of January 7, 2026

After reviewing the minutes from the January 7, 2026 meeting, there was a comment to change the language regarding Mr. Tenny's discussion. To change a sentence to say "...and his next step would be to go to the Zoning Board of Appeals for a Use Variance." With this correction, **Mr. Curt Barnes made a motion to accept the minutes for January 7, 2026. The motion was seconded by Mr. Bill Jensen. The ayes were unanimous, passing the motion.**

Special Use Permit - Adam Miller for property located at 3115 Wesley Road, Tax Map # 78.00-1-16.100

Mr. Mike Borgeest read the SEQR. **Mr. Curt Barnes made a motion to declare a negative SEQR. Mr. Bill Jensen seconded the motion, which passed unanimously via voice vote.**

Mr. Borgeest noted some questions he had, asking about the size of the generator, the size of the paint room, and asking about the specifications of the generator itself. Mr. Miller explained that the generator is just to power the welder, and noted the type of generator. He explained that it would be in a separate room, roughly 10-feet by 14-feet, while the paint room itself would run the width of the building and be approximately 14-feet by 5-feet. He will be using a battery powered sprayer.

The Planning Board asked Mr. Miller about the diesel storage for the generator. Mr. Miller explained that he has a 250-gallon tank outside the building. Mr. Jensen noted that if it does not have a containment system already built into the tank, this will need to be considered.

The Planning Board asked Mr. Miller about a full description for the paint room and how he will dispose of things like solvents. They asked about ventilation - the fan type, lighting, filters. They recommended that, in order to get answers to these, he work with a professional who can recommend the equipment that will meet local and state requirements.

Mr. Miller was asked to provide this information as soon as possible, so it can be provided to the Town Engineer for his review and comment. Mr. Miller was provided with Mr. Bill Van Alst's previous letter, which listed his requirements. The Planning Board will be sending Mr. Miller a separate letter with the list of questions he was asked during the meeting.

Site Plan Application - Chelsea Hommel for property located at 3577 County Road 37, Tax Map # 92.00-1-31.112

None were present to represent the property. There was discussion about initial comments received from the Town Engineer earlier in the day, and that he was connected with the project surveyor.

Further discussion was tabled until the February 4th Planning Board meeting.

Site Plan Application - Steve Nichols for property located at 2307 Olmstead Road, Tax Map # 65.00-1-84.300

Mr. Brennan Marks was present to represent the application. He mentioned that the family wants to build a single-family home with a raised septic bed. He stated that the project was submitted to the health department, and initial comments were received today, and that the Monroe County Water Authority has approved water service.

Mr. Marks stated that he has addressed normal comments from Bill VanAlst, Town Engineer, before submission.

The Planning Board noted that the signature block would need to be adjusted on the submitted plans.

Mr. Curt Barnes made a motion to conditionally approve the application, contingent on town engineer and town attorney comments, and the adjustment of the signature block. Mr. Bill Jensen seconded the motion, which passed unanimously via voice vote.

Subdivision - Richard D'Ambra for property located on Baker Road, Tax Map # 65.00-2-12.100

Mr. Marks and Mr. D'Ambra were present to represent the application. Mr. Marks explained that the application is for a single-family home on the property. There is an existing driveway and existing curb cut. The driveway has two pulloffs for emergency vehicles, and is at 15% grade or less, typical for emergency vehicle access. There will be a new well and new septic.

Mr. Bill Jensen made a motion to conditionally approve the application, contingent on town engineer and town attorney comments, and the adjustment of the signature block. Mr. Curt Barnes seconded the motion, which passed unanimously via voice vote.

Discussion

The Planning Board discussed edits to a checklist showing the process for Site Plans and Subdivisions.

Adjourn - Bill Jensen made a motion to adjourn at 8:35 pm, which was seconded by Curt Barnes. With ayes by all, the meeting was adjourned.

Respectfully Submitted,

Elizabeth Klingenberg

January 27, 2026

Next Meeting: Wednesday, February 4, 2026