

WEST BLOOMFIELD PLANNING BOARD MEETING

August 19, 2020

Minutes

PRESENT: Chrmn. Lins, Mike Borgeest Laura Dustin, Curt Barnes, Todd Campbell, Charles Floesser

Guests: Andrew Torpey, Tom Tenny, Mike Haley, Stavroula Theodorakakos

7:30 PM – Chrmn. Lins called the meeting to order.

NEW BUSINESS:

Stavroula Theodorakakos – PL adjustment

1. Mr.Haley spoke to the board prior to Mr. Theodorakakos' arrival. He provided a map of the proposed layout.
2. Mr. Theodorakakos, upon his arrival, stated that he was doing this for his mother.
3. Waiting for approval from the town engineer and town attorney.
4. Signature block needs signature lines for PB Chairman and Town Engineer.
5. Only have mylar copy of map, will need paper copies for our file and two copies need to be filed at the county with the mylar copy.

Curt Barnes made a motion for conditional approval, seconded by Mike Borgeest, with ayes by all the motion was carried.

Frank Prouty - Mr. Prouty did not attend meeting, he was contacted on 8/19 about attending.

1. Discussion on both matters were tabled.

Tom Tenny – Andrew Torpey of Log and Timber Structures, LLC spoke on Mr. Tenny's behalf. He presented a proposal to build a spec home on lot #1 of Mr. Tenny's previously approved subdivision. He also stated that the DOT had ok'd the driveway for this subdivision.

Several concerns were raised by the planning board:

1. A bond would be needed for the subdivision, as it has never been presented to the board.
2. Site plan needed of Lot 1 and the access road.
3. Roadway needs to be "dedicated" in order for the town to maintain it.
4. Due to changes from application filed in 2019, a new application would need to be filed.

INFORMAL DISCUSSION:

Curt Barnes – Presented his proposal for a 3-lot subdivision for his current 7.5 acre parcel on County Road #14 in an R1 district.

1. Supervisor Campbell asked if this would affect the drainage district in the neighboring Factor's Walk development.
2. The board asked about driveway access to the newly formed lots and if there would be access off of County Road #14.
3. Mr. Barnes will need to fill out an application for a pre-app meeting.

Factor's Walk discussion –

1. Supervisor Campbell asked the board if they ever gave “final approval” to the FW development.
2. Board members stated their last discussion on the matter was in June of 2017.
3. There were drainage concerns, they need a site plan and an “as built map”.
4. 5 years to post bond

** See attachments 1-3 of 2017 minutes where discussion was held on Factor's Walk development.

OLD BUSINESS:

Frank Prouty – Parcel line adjustment.

1. Mr. Prouty did not attend meeting, in spite of being notified to attend.
2. He has not provided the necessary new deed descriptions as requested by the board at the March 4, 2020 meeting.
3. Still waiting for response from town attorney and town engineer.

March 4th minutes – Mike Borgeest made a motion to approve minutes, seconded by Curt Barnes, with ayes by all, minutes were approved.

9:10 PM – There was no further business to come before the Board. Mike Borgeest made a motion to adjourn, Laura Dustin seconded the motion, with ayes by all the meeting was adjourned.

ATTACHMENT #1 – June 7, 2017 minutes:

Factors Walk – Building Lot Approval for Lot R7: Rick Hannan called and advised Clerk he will be submitting revised Maps by June 14th in the hopes that he can be placed on the Agenda for the Planning Board’s June 21st meeting. There was also a discussion on the location of the (paper) ROW that was requested by the Town and shown on the original Maps.

ATTACHMENT #2 – June 21, 2017 minutes:

Factors Walk – Building Lot Approval for Lot R7: Revised Maps were submitted and Board was given copy of Larsen’s second review letter that was received on 6/21/17. Chrmn. Lins pointed out the following revisions are needed:

- Maps are not the appropriate size for the County
- Tie measurement on SE corner must be shown on the Map
- Lot dimensions must be shown on Map
- Square footage of Lot size must be shown on Map in addition to acreage
- Owners of Lot 8 must be shown on Map

When asked about DOH approval Scott Harter indicated he had received an email from DOH acknowledging their approval. They are waiting until the Planning Board approves the Maps to forward Maps with stamped approval. Laura asked Scott Harter to forward copy of DOH email (noting approval) to the Clerk. Chrmn. Lins asked about status of Drainage Easements. Rick Hannan noted they were filed. When asked about the paper ROW that was shown on the original subdivision maps Rick stated he wasn’t sure what the Planning Board was asking. Mike Borgeest advised Rick he has deviated from the original plan (as current maps no longer show the paper ROW) and asked how he proposed to remedy the situation. Scott Harter stated it was his recollection that originally the ROW was a “planning item” to propose connectivity to a (future) subdivision. He added that even if they could recreate the ROW, he didn’t think it would serve the Planning Board’s original purpose. He mentioned how Lee Daubenspeck currently owns much of the property adjacent to the area where the (original) proposed ROW was and the likelihood of that area being developed or subdivided seemed slim. Curt Barnes stated the ROW was a “planning tool” that disappeared seven years ago maybe for good reason. Plus, he added, Rick owns the ROW on the East side of the Subdivision as it was never part of the original road dedication and if he chose to include a ROW here, he would own that too. Since nobody contradicted that, the Clerk mentioned she did not think the Town intended for Rick to own those ROW’s. She advised Rick this issue has been discussed in the past and, although he stated he would retain ownership of them, he was advised the Town expected to own them as they would be dedicated with the road. Chrmn. Lins stated he was not comfortable moving forward with the Application until he receives Town Board input. He is not sure if the ROW is a Planning Board issue or a Town Board issue. He would like clarification from the Town Board on this. Scott Harter mentioned he would attend the next Town Board meeting to discuss this matter. The Clerk advised him that since the Town Board is not aware of the application for Lot R7 and has

not been in the loop on the many ROW discussions, perhaps it would be easier for the Town Board to familiarize themselves with the situation (and thereby offer an opinion) if the Planning Board sent them a letter explaining what has been discussed. Scott Harter and the Board members thought this was a good idea. Curt Barnes suggested he and Scott Harter draft the letter and the Clerk could type it up, get the Chairman's signature & then forward it to the Town Board. Curt and Scott exchanged email info. Chrnm. Lins advised the Clerk to schedule the Public Hearing on this matter for the July 5th meeting. He added it doesn't necessarily mean the Board would be taken action that night. It will depend on comments from Larsen (on third submittal) & comments from the Town Board regarding the paper ROW.

ATTACHMENT #3 – July 5, 2017 minutes:

PUBLIC HEARING:

Factors Walk – Building Lot Approval for Lot R7: Chrnm. Lins read the Legal Notice. Scott Harter had sent revised Maps via Email on June 28, 2017. These were forwarded to the Board members and Larsen Engineers. He brought paper copies with him to the meeting and handed them out. He noted that he has made all changes requested by the Board and Larsen. There were no questions and Public Hearing was closed at 7:40PM.

Chrnm. Lins stated that he had spoken with Supervisor Campbell about the ROW issue and he agreed it would be difficult to move it onto Lot R7. The Board should move forward with their review of the Application as submitted. FYI: Curt Barnes and Scott Harter had agreed to draft a letter to the Town Board (on behalf of the Planning Board) regarding this matter however Scott Harter stated that Rick's Attorney (Craig Welch) thought it would be better to meet with our Town Attorney (David Hou) to discuss.

Laura Dustin made a motion to approve the Subdivision grading, drainage, erosion and sediment control plan for Lot R7 in the Factors Walk Subdivision on the condition that DOH approval of the Septic system is granted. Mary Faulk seconded the motion with ayes by all & motion carried.
Building Lot Approval for Lot R7 is granted.