

WEST BLOOMFIELD PLANNING BOARD MEETING
October 7, 2020
Minutes

PRESENT: Chrmn. Lins, Mike Borgeest Laura Dustin

GUESTS: Robert Henderson, Brian & Jennifer Genta, Curt Barnes, Dani, Russ and Lydia Barber, Ellis Canal, Dave & Robin Richardson, Peter & Gerry Shea

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

NEW BUSINESS:

Public hearing – Velvet Beech Farms

Curt Barnes presented his subdivision proposal to those in attendance.

The following questions and concerns were raised by those in attendance:

1. Will the address of the new lots be Factor's Walk or County Road 14.
2. Will the new lots be part of the Factor's Walk drainage district.
3. What school district will the new lots be in?.
4. Will the septic system on Lot 2 affect the areas that are already wet.
5. Has an engineer given approval for the subdivision as proposed.
6. Will the new lots add to the already poor drainage in the culvert
7. Will the lots join the Factor's Walk development?
8. Can there be a shared driveway or flaglot?
9. Factor's Walk is now zoned as an R-1 district and zoning allows for building on 1 acre parcels.
10. Concerns that Lot 2 is only 1.07 acres and not at least 2 acres.
11. How much will Lot 2 be sold for?
12. Questions as to the value and size of home that must be built on Lot 2.
13. What size home will Mr. Barnes construct on Lot 3
14. Minimum requirement – 1200 square feet, concerns that a mobile home could be placed on Lot 2
15. Can access to new lots be off County Road 14 and not off road into Factor's Walk?
16. Will there be aesthetic requirements for the new builds, such as stone detail on the front.
17. Will new homes be required to follow covenants that are in place for the Factor's Walk development.

The planning board asked that residents provide copies of the covenants, for the planning board to review.

Laura Dustin filled out the SEQR.

Mike Borgeest made a motion for a negative declaration, seconded by Laura Dustin, with ayes by all (Laura Dustin, Mike Borgeest and Brad Lins) -Curt Barnes recused himself from voting. The Public hearing was tabled, to be re-opened on October 21, 2020

The application will be reviewed by Ontario County at their meeting on October 14, 2020

OLD BUSINESS:

Frank Prouty - no updates

Tom Tenny – no updates

September 2nd minutes – revisions were approved.

September 16th minutes – updates/corrections will be made to minutes, board will review for approval at the October 21st meeting.

9:40 PM – There was no further business to come before the Board. Mike Borgeest made a motion to adjourn, Laura Dustin seconded the motion, Curt Barnes recused himself from voting, with ayes by all, the meeting was adjourned.