

WEST BLOOMFIELD PLANNING BOARD MEETING
October 21, 2020
Minutes

=

PRESENT: Chrmn. Lins, Mike Borgeest Laura Dustin

GUESTS: Robert Henderson, Brian Genta, Curt Barnes, Dani and Russ Barber, Dave Richardson, Peter & Gerry Shea, Carol Fantauzzo, Shawn Flynn, Cathy Parrish

7:30 PM – Chrmn. Lins re-opened the Public Hearing

NEW BUSINESS:

Public hearing – Velvet Beech Farms

Chrmn Lins reopened the public hearing and addressed the attendees:

1. Enforcement of the covenants is not the town's responsibility. The town's attorney states that once the developer has finished the project enforcement of the covenants is between the neighbors.
2. The matter went before the Ontario County Planning Board and they saw no issues.
3. Current lot to be subdivided is not and was never part of the Factor's Walk subdivision. Simply put, it's not legally part of the FW subdivision.
4. Refer to Plat map from 10/20/88 done by Clark Engineering showing that Mr. Barnes' property is shown to be an "exception parcel".
5. Driveways will be off the main road into Factor's Walk which is a dedicated town road, maintained by the Town of W. Bloomfield.

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

1. Resident made a statement that they would have to hire an attorney and file a lawsuit.
2. Question: "if we form a homeowner's association, will that help?"
3. Could driveways exit onto County Road 14?
4. Question size of new parcels, could there only be 2 parcels, combining the 1+ acre parcel with one of the other 2?
5. Would new lots have a Factor's Walk address?
6. Mr. Shea asked if the driveway to new lots could be moved away from his property line?
7. Asked for name of town's attorney and whom exactly does he represent? Residents were shown the email from Mr. Hou to read.
8. Questions on covenants, would there be ones for new lots, etc. Mr. Barnes was asked if he was going to apply covenants to 2 new parcels?
9. Mr. Shea asked why Mr. Barnes had created covenants in the first place when Factor's Walk was first built.
10. Mrs. Barber spoke directly to Mr. Barnes and asked questions about his intentions, covenants, etc.
11. Could the town's engineer conduct a study of having the driveways exit onto County Road 14? It was stated that the town's engineer has approved the subdivision as it was proposed.

12. Drainage issues approved by town's engineer and no retention ponds would be necessary.
13. Does this matter go before the Zoning Board of Appeals?
14. Does new driveway have to be a certain distance from neighbor in Factors Walk?
15. Are there setbacks required for driveways?
16. Wetlands – would additional drainage cause flooding of basements?
17. Why were we not made aware of October 21, meeting. It was stated the public hearing was a continuation of October 7 and notice was given as legally required for October 7 meeting.

8:14 pm Chrmn Lins closed the public hearing.

Chrmn Lins made a motion to approve the Velvet Beech Subdivision, stating that it is not part of the Factors Walk subdivision and meets all current and applicable subdivision standards as outline in the Town of West Bloomfield building codes. Mike Borgeest made the motion, it was seconded by Laura Dustin, with ayes by all (Mr. Lins, Ms. Dustin and Mr. Borgeest) the application was approved. Mr. Barnes recused himself from the vote.

OLD BUSINESS:

Frank Prouty - no updates

Tom Tenny – no updates

September 16th minutes – Laura Dustin made a motion to accept revisions, this was seconded by Mike Borgeest with ayes by all September 16th minutes were approved.

October 7th minutes – updates/corrections will be made to minutes, board will review for approval at November 4th meeting.

8:56 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 abstained from voting, with ayes by all, the meeting was adjourned.