TOWN OF EAST BLOOMFIELD

## Planning Board Minutes

**July 19, 2018**

**Planning Board Members Present**: Fred Fink, Julie Pellett,Daniel Compton, Matt Rogers, Fran Overmoyer, Michael Donohoe, Steve Lester

**Others Present**: Jim Kier (Code Enforcement Officer), Kimberly Rayburn (Secretary), Shannon Hahn (Applicant) Adam & Rachael Rogers (applicant), Russ Kenyon (Agent).

**Fink opened the meeting at 7:30 pm.**

**I. Area Variance, TV3-18 for Owner Shannon Hahn** 2399 St Rt 64 N tax map # 67.00-1-78.000 has applied for an Area Variance, to erect a Garage. A Variance to the front setback is requested as the house was built pre-existing to setback code Per Schedule I.

Fink asked Hahn to explain his proposal, Hahn stated that he is looking to erect a two and a half (2 1/2) car garage, it will be a metal structure. The current garage is nineteen (19) feet wide and the doors swing in. It’s pretty tight for his vehicles. He has looked at different areas on the property but this is the most logical spot. He would like to keep it so it’s closer to the entry door of the house and current driveway location without disturbing too many trees on the property. The house is approximately two hundred (200) years old. The requested variance is approximately twenty-seven and a half (27 ½) feet back from the right of way. The house is preexisting non-conforming to today’s setbacks and the barn will sit in the row and in the front line of the house. The road was also widened some years back, Kier spoke with the Department of Transportation and they stated that the ROW line is diagonally across his property so its not the same all the way across the front of his property. Compton suggested repositioning the garage closer to the existing garage as to mitigate the degree of variance requested. Hahn stated that if you push the garage back you would have to cut down a huge old maple tree. Hahn stated that when you drive into the property the driveway begins to slope down, if he were to put it at the end of the driveway he would need approximately ten (10) loads of fill/topsoil to level it. And change the flow of the water run off as when it rains it runs downs the driveway so he would then need to put in a drain so the water would not come straight into the garage and is not cost effective. Overmoyer suggested moving it slightly to the south and then set it further back and gain access at more of a diagonal. Compton stated that with the tree line it probably will not really be noticeable. Fink stated that if you have older trees you want to maintain them if possible, and Hahn should make sure that he has proof and reasoning for the placement he desires.

**Planning Board Decision:**

**Compton made a motion and Rogers seconded the motion to forward Area Variance TV3-18 to the Zoning Board of Appeals with the advisory opinion a revised layout be proposed to mitigate the degree of variance requested. Owner Shannon Hahn** 2399 St Rt 64 N tax map # 67.00-1-78.000 to erect a Garage. A Variance to the front setback is requested as the house was built pre-existing to setback code Per Schedule I.

**Record of Vote**:

 **Fink** Aye **Pellett** Aye **Compton** Aye **Rogers** Aye **Overmoyer** Aye **Donohoe** Aye  **Lester** Aye

**All Board members present voted Aye, Vote was carried unanimously.**

**II. TS2-18** Adam Rogers, Owner 6785 St Rt 5&20 tax map # 81.00-1-70.210 parent parcel of 79.60 +/- acres retaining 19.849 +/- acres with SF home and wooded area w/ pond. Annexing 36.637 +/- acres into existing tax parcel 95.00-1-4.000 owed by Rogers Farms, LLC. Subdivide and create corner lot of 23.401 +/- acres on 5&20 and Flatiron Rd.

Kenyon stated that the Rogers own 6785 St Rt 5&20, his father Gary Rogers has life use of the house and property. The parcel currently is 79.3 acres. Parcel 1, the existing farm house and wooded lot with a pond to the south will be retained as one parcel with access to the back by a strip of property that looks like a barbell. Then parcel number three will be to subdivided off with twenty-three (23) +/- acres for a future building lot.

Lastly the area in between them will remain farmland and be annexed into existing Rogers Farms farm land to the south that has frontage on Flatiron Rd.

A brief discussion was held on the lot lines of the piece of land leading back to the wooded area with the pond.

A brief discussion was held on the well that is located on the Rogers property that the neighbor to the south utilizes, Kenyon stated that the property owners to the south have a deeded right of way for that well.

**Planning Board Decision:**

**Compton made a motion and Pellett seconded the motion to accept the maps for Sketch Plan for TS2-18.** Adam Rogers, Owner 6785 St Rt 5&20 tax map # 81.00-1-70.210 parent parcel of 79.30 +/- acres retaining 19.849 +/- acres with SF home and wooded area w/ pond. Annexing 36.637 +/- acres into existing tax parcel 95.00-1-4.000 owed by Rogers Farms, LLC. Subdivide and create corner lot of 23.401 +/- acres on 5&20 and Flatiron Rd.

**Record of Vote**:

 **Fink** Aye **Pellett** Aye **Compton** Aye **Rogers** Abstained **Overmoyer** Aye **Donohoe** Aye  **Lester** Aye

**All Board members present voted Aye, Vote was carried unanimously.**

**III.** A brief discussion was held on the Irish Mafia tent, the distance was verified by Kier, Compton asked if their was a limit on the number of vehicles allowed on a used car sales lot, and also was concerned about another lot that has been recently paved that may cause additional water run off than what was originally approved.

Kier informed the Board of the training he attended that was put on by NYSERDA held at the Town of Victor.

**II**. **Minutes from May 17, 2018**

**Donohoe made a motion and Rogers seconded the motion to approve the minutes of May 17, 2018**

**All Board members present voted Aye. Vote was carried unanimously.**

**III. Meeting Adjourned**

**Compton made a motion and Pellett seconded the motion to close the meeting @8:30 pm.**

**All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn

Planning & Zoning Board Secretary