

# Village of Bloomfield

## Planning Board Minutes April 11, 2024

**Planning Board Members:** Ken Martin (Chair), Tom Kugris, Sharol Nixon, Estell Hall **Absent:** Niki Every

**Others Present:** Christel Daggett (Secretary), 3 Main Street LLC, (Applicant) Olivia & John Sciarabba (Agents for 3 Main Street LLC)

**Martin opened the meeting at 6:35 pm**

**I. Parcel Lot Line Adjustment VPLA1-24 Owner 3 Main Street LLC (Quicklees) Tax Map # 67.16-1-21.110 A. Parent parcel of 1.8+/- acres to become 1.21+/-acres B. Parcel 3.4+/- to become 4.072+/- acres.**

John Sciarabba Engineer for Landtech and Agent for Quicklees spoke on their behalf. Quicklees has two tax parcels. One has 3.4+/- acres the other one has 1.21 +/- acres. They would like to change the lot line. It will still be two parcels. One parcel will contain the car wash, convenient store, canopy and all the inner workings of Quicklees and their operations. The remaining parcel will remain vacant where the old barn was and has a creek. Sciarabba stated that he had met with the Owner of Quicklees and was told they were not sure what they wanted to do yet, but one of their corporate policies is they buy a lot of properties like this one. They like to put their business on the smaller piece. If they want to do something or sell it, then it is ready to go. Sciarabba stated that from their review of the code they meet all requirements for commercial. As of right now they are proposing no construction.

There was a brief discussion on what the Planning Board would like to see happen with the property. Sciarabba stated that they were open to all ideas and would pass them along to the owner.

**Martin motioned Nixon seconded that SEQR is a type II action with no further action required. All Board members present voted Aye.**

**Nixon motioned Kugris seconded to approve the Parcel Lot Line Adjustment VPLA1-24 Owner 3 Main Street LLC (Quicklees) Tax Map# 67.16-1-21.110 A. Parent parcel of 1.8+/- acres to become 1.21+/- acres B. Parcel 3.4+/- to become 4.072+/- acres.**

**Roll call vote: Martin Aye, Nixon Aye Hall Aye Kugris Aye  
All Board members present voted aye, Vote was carried.**

### **IV. Meeting Adjourned:**

**Martin motioned, and Nixon seconded to adjourn the meeting at 7:15 pm.  
All Board members present voted aye, Vote was carried.**

Respectfully submitted,

*Christel Daggett*

Village of Bloomfield Planning & Zoning Board Secretary