

**Village of Bloomfield
Planning Board Minutes October 13, 2022**

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

Others Present: Christel Daggett (Secretary), Kimberly Rayburn (Building and Zoning Officer), Zachariah and Sarah Wilhelm (Applicants).

Martin opened the meeting at 6:35 pm with the pledge of allegiance.

Martin motioned Nixon seconded to waive the public hearing all other members in attendance voted aye.

- I. VSP1-22 Zachariah Wilhelm 17 Main St. Tax Map #67.16-1-25.000** wishes to obtain a Special Use Permit for a residential conversion for occupancy by two or more families living as separate and independent housekeeping units.

Martin discussed SEQR. **Martin motioned Nixon seconded that SEQR is a type II action with no further action required. All Board members present voted Aye.** Zachariah and Sarah Wilhelm would like to convert the attached garage located at 17 Main Street into a living space. Currently they have two dwellings already. The front dwelling is 1500 sq. ft. and the second is 1400 sq. ft. The Garage apartment will be 1100 sq. ft. It will be a two- bedroom 1 bath. Currently the Garage is 1300 sq. ft. Only 1100 sq ft will be the apartment and has heat in floor. The other 200 sq ft is the basement that will also have the utility room. The garage will be easy to convert. They plan to take out the garage doors and put a wall there. Martin asked about the water/sewer. Wilhelm stated that since the Garage is ground level the water/ sewer drain lines will run downhill to up flush tied into main sewer line. Every asked about Electric. Wilhelm stated Electric is not run from the road yet. Some wiring will be done and will hook up to a separate box so it will have its own service making sure it's up to energy code. Martin asked about parking. Wilhelm stated there are 2 pull offs and enough room for two space parking per tenant. There is a large size of grass they could make into larger parking if needed. Rayburn stated she looked at the driveway and saw that it is wide enough for people to get by another car if someone parked beside the house and it didn't look as if it would be a problem. Wilhelm stated the apartment will take about 6 months to complete due to doing most of it on his own with a few mentors helping. and will provide stamped plans to CEO.

Planning Board Decision:

Every motioned Nixon seconded to approve the Special Use Permit for a residential conversion for occupancy by two or more families living as separate and independent housekeeping units. Property located at 17 Main Street of tax map #67.16-1-25.000

Roll call vote: Martin Aye, Nixon Aye Every Aye

All Board members present voted aye, Vote was carried unanimously.

- II. SPV2-22 Dolco 26 Maple Ave # 68.17-1-13.211** Tank installation, to provide water source to compliment fire protection upgrades to existing facility structures. Tank not to exceed 30 ft.

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

Dolco would like to add a 30'Diameter water storage tank, a small pump house building, and a pad for a generator. Which will be used for Sprinkler system and Fire Suppression.

Planning Board Decision:

Every motioned Nixon seconded to approve SPV2-22 Dolco 26 Maple Ave # 68.17-1-13.211 Tank installation, to provide water source to compliment fire protection upgrades to existing facility structures. Tank not to exceed 30 ft.

**Roll call vote: Martin Aye, Nixon Aye Every Aye
All Board members present voted aye, Vote was carried unanimously**

III. Minutes:

Minutes of September 9, 2022

Martin Motioned Nixon seconded to approve the minutes of 9/08/2022

All Board members present at the 9/08/2022 meeting voted Aye; Vote was carried unanimously.

**IV. Meeting Adjourned: Martin motioned and Nixon seconded to adjourn the meeting at 7:00 pm.
All Board members present voted aye, Vote was carried unanimously.**

Respectfully submitted,

Christel Daggell

Village of Bloomfield Planning & Zoning Board Secretary