

Village of Bloomfield Planning Board Meeting of Sept. 11, 2014

The meeting was called to order by Chairman Dan Morley at 7:00 p.m. Present were Dan Morley, Nikki Every, Gail Harrington, Ken Martin, and Estelle Hall. Guest in attendance was Karl Smith.

Minutes: Dan motioned, Nikki seconded and it was unanimously carried to approve the minutes of the August 2014 meeting as amended.

Sign law: The sign law and tables were reviewed as follows:

1. Draft sign law – the new draft proposes to utilize some of the principles of the original law and some of the 2012 amended law such that all signs will be reviewed by the CEO and only those that deviate from the regulations and those in the historic district will be reviewed by the planning board. This will streamline the process.

a) The requirement to construct signs that are harmonious with the architectural elements of a building is subjective and somewhat contrary to the purpose of a sign (to stand out) and will be removed.

b) For consistency, the time frame for removing a sign after a business closes will be changed to 45 days.

c) The term “non-political” will be replaced with “non-commercial” as there is no definition for non-political and it is a confusing term not easily defined. A definition for “non-commercial” will be added with examples.

d) The common requirements for all categories of signs will be condensed to a new Article 1308 and removed from each individual category to reduce redundancy.

e) For residential-complex signs – the categories of 3-8 and 9 or more will be combined to reduce redundancy since all of the requirements are the same.

2. Sign classification tables were developed in an attempt to make the law more reader friendly and appear less complicated.

a) The column for “allowed” will be removed and the column for “max signs allowed” will be moved to that location on the table

b) The term “non-political” will be replaced with “ non-commercial” to be consistent with the narrative in the sign law.

c) The tables will be placed throughout the law matched with the appropriate narrative sections of the sign categories.

d) A definition of semi-public uses with examples should be added to the definitions and the categories should be separated out in the law.

3. Other sign laws will be reviewed for suggestions for needed definitions.

7:50 p.m. Privilege of the Floor: Karl Smith addressed the board as the contractor for the property owner at 75 Main St. The owner would like to remove a pre-existing non-conforming detached garage with the dimensions of 18’3” by 18’3” with a new detached garage with the dimensions of 26’ by 26’.

1. The existing garage is non-conforming in that it is 4’7” from the side lot line. The new garage would have a reduced non-conformity of a side setback of 5’1”. This would allow for the overhead doors to remain in-line with driveway and site-line.

2. The southeast corner of the existing garage is 7’2” from the centerline of the sewer line where the easement is 30 ft. The proposed new garage would be 8’8” from centerline of the sewer.

3. Mr. Smith will meet with the village board on Sept. 24 to discuss the sewer easement. If the board of trustees is favorable to the proposed new garage location with respect to the sewer easement, a variance application will be submitted for the side setback.

Zoning Law review: The review on the chapter regulating signs will be reviewed at the Oct. meeting followed by Chapters 1, 2 and 9 as time permits, to expedite the process.

Next meeting: The planning board will meet at **6pm on Oct. 9.**

Adjournment: Dan motioned, Ken seconded and it was unanimously carried to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Kathleen Conradt
Clerk