**Village of Bloomfield**

**Planning Board Meeting January**

The meeting was opened at 6:30 pm by Chairperson Ken Martin. Also present were; Sharol Nixon, Tom Kugris, and Nikki Every

Excused: Estelle Hall

In attendance: Mark Falsone, Jim Kier and Glenn Thornton (Thornton Engineering)

1. Martin motioned and Nixon seconded and in was unanimously carried to approve the November 30, 2017 minutes, as submitted.
2. **SPV1-18- Commodore 26 Maple Ave, tax map #68.17-1-27.100** has applied for a Site Plan review to erect a 13,200 sq. ft. addition onto an existing commercial building.

Thornton distributed maps of the expansion of Commodore. They are looking to expand their storage capacity on the .8 acre lot that was recently rezoned. A variance is needed for 10 ft. of new building, so 40’ set back instead of the required 50’ set back. Commodore will assist with drainage issues on Big M property. There will be no new parking or traffic density. New fire suppression system to be added. Target construction to begin Summer of 2018.

Thornton attended the County Planning Board meeting and minutes were submitted. The County Planning Board suggested screening on the south side of Big M on Maple Ave. they also discussed that landscaping should also be planted to partially screen views to the site from the roadway and from the rear of the Big M.

Martin motioned, Every seconded and it was unanimously carried that a Public Hearing is not necessary for Site Plan **SPV1-18.**

Martin reviewed part 2 and 3 of SEQR

Martin motioned, Every seconded and it was unanimously carried to declare SEQR an unlisted action with a negative declaration.

Martin motioned, Nixon seconded to approve the Site Plan SPV1-18 to erect a 13,200 sq. ft. addition onto an existing commercial building located at 26 Maple Ave tax map # map #68.17-1-27.100

Whereas:

1. Contingent on ZBA approval of Area Variance

Record of vote:

Martin Aye

Nixon Aye

Every Aye

Kugris Aye

All Board members present voted AYE, vote was carried unanimously.

1. **BV1-18-Commodore 26 Maple Ave, tax map #68.17-1-27.100 has applied for an Area Variance to erect a 13,200 sq. ft. addition onto an existing commercial building**. A Zoning Ordinance Appeal of schedule I is required as the addition will sit closer to the front lot line than today’s standard of fifty (50) feet. A 9’8” front setback is requested as it will sit 40’2” where 50 is required.

The Board held a short discussion, Keir (CEO) is in favor of the variance.

Martin motioned, Every seconded and it was unanimously carried forward Area Variance # BV1-18, 26 Maple Avenue, tax map#68.17-1-27.100**;** on to the Zoning Board of Appeals with the advisory opinion that the proposed does not go against the Comprehensive Plan; therefore the Planning Board suggests approval.

Record of vote:

Martin Aye

Nixon Aye

Every Aye

Kugris Aye

All Board members present voted AYE, vote was carried unanimously.

The next Planning Board Meeting is scheduled for February 8, 2018 at 6:30pm.

Martin motioned and Kugris seconded to close the Planning Board meeting at 7:15 pm

Respectfully submitted,

Laura Andolino, Secretary

Planning Board