

**Village of South Blooming Grove  
Planning Board Work Session Minutes  
February 4, 2016  
7:00 P.M.**

➤ **Call to order:**

- Chairperson Sas called to order the Planning Board Work Session Meeting at 7:01 p.m. on February 4, 2016, at the South Blooming Grove Village Hall located at 811 State Route 208, within the Village of South Blooming Grove, and having a mailing address of Monroe, New York. Chairperson Sas opened the Board Meeting with the Pledge of Allegiance.

➤ **Roll call:**

- Chairperson Sas conducted a roll call. The following persons were present:
  - Julius Sas- Chairperson
  - Manny Aleixo – Member
  - James Campbell – Member
  - Robert Corrado- Member
  - Stanley Kimball – Member
- Also Present:
  - Dennis Lynch, Esq. – Special Counsel
  - Mike Weeks – Village Engineer
  - Kirk Rother – Clovewood applicant Engineer
  - Simon Gelb – Clovewood applicant
  - Mr. Rubin – Clovewood applicant
  - Joe Pfau – Engineer for Peanut Holdings applicant

➤ **Absent:**

- Robert Geneslaw – Village Planner

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from January 7, 2016 by Member Kimball and seconded by Member Aleixo. 5 Ayes.

➤ **Escrow Review:**

- Reviewed vouchers.
- Reviewed escrow accounts.

➤ **Business:**

- Special Counsel Lynch advised the Planning Board of the Village Board's intent to be co-lead agency regarding the Clovewood application.
- Chairman Sas stated that the Planning Board would consider and vote at the next meeting regarding the Village Board's intent to be co-lead agency regarding the Clovewood application.

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- Joe Pfau, engineer for Peanut Holdings applicant discussed the overall site plan of grading. Asked the Planning Board for their interpretation of the Village Board's resolution regarding berm and landscape buffer.
- Member Corrado asked that a letter be sent to the Village Board to get a definition of their resolution regarding Peanut Holdings' berm and landscape buffer.

➤ **Correspondence:**

- Letter from NYS DEC regarding Clovewood
- Letter from Orange County Department of Public Works regarding Clovewood
- Letter from NYS DOT regarding Clovewood
- Memo dated February 3, 2016 from Robert Geneslaw regarding Clovewood Full Environmental Assessment Form (FEAF)
- Memo dated February 3, 2016 from Robert Geneslaw regarding Clovewood Visual Assessment
- Letter from Gagliardi – Sleep Inn Hotel clearing tree count
- Copy of letter sent to NYS DOT Traffic Mobility & Safety re: Metro Asset Management

➤ **Next Meeting Date:**

- Next meeting scheduled will be February 18, 2016.

➤ **Close Meeting:**

- Motion to close meeting made by Member Alexio at 8:33 p.m. and seconded by Member Corrado. *5 Ayes.*

Minutes respectfully submitted by:  
Kendra Percarpio – Clerk to Planning Board