

**Village of South Blooming Grove
Planning Board Work Session Minutes
February 18, 2016
7:00 P.M.**

➤ **Call to order:**

- Chairperson Sas called to order the Planning Board Work Session Meeting at 7:05 p.m. on February 18, 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
 - James Campbell – Member
 - Stanley Kimball – Member
- Also Present:
 - Dave MacCartney, Esq. – Special Counsel
 - David Niemotko – Architect for Cullen accessory apartment applicant
 - John Queenan – Engineer for 39 Mountain Road applicant
 - Simon Gelb – Clovewood applicant
 - Mr. Rubin – Clovewood applicant

➤ **Absent:**

- Manny Aleixo – Member
- Robert Corrado- Member
- Robert Geneslaw – Village Planner
- Mike Weeks – Village Engineer

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from February 4, 2016 by Member Kimball and seconded by Member Campbell. *3 Ayes, 2 Absent – Member Aleixo and Member Corrado.*

➤ **Business:**

- David Niemotko, Architect for Cullen accessory apartment asked for the Planning Board's approval of the apartment.
- Special Counsel MacCartney advised the Planning Board members that a public hearing would need to take place before approval could be granted.
- Chairman Sas stated that the public hearing for Cullen Accessory Apartment would be at the next Planning Board meeting on March 17, 2016.
- John Queenan, Engineer for 39 Mountain Road applicant discussed the proposed project. It consists of the reconstruction of an existing single family dwelling located at 39 Mountain Road.

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- Dave MacCartney, Special Counsel – presented Resolution of the Planning Board of the Village of South Blooming Grove regarding co-lead agency status.
- **Resolution No. 1** *Resolution of the Planning Board of the Village of South Blooming regarding co-lead agency status with respect to the applicant Clovewood Development LLC (“Clovewood”). The Planning Board consents to serve as co-lead agency with the Village Board and hereby agrees to the same. Motion to approve made by Member Campbell and seconded by Member Kimball. 3Ayes, 2 Absent – Member Aleixo and Member Corrado.*

➤ **Correspondence:**

- Technical Review Comments dated February 1, 2016 from Mike Weeks regarding 39 Mountain Road site plan.

➤ **Public Comments:**

- Burt Coleman, Tappan Drive, Monroe, NY asked what was going on at the property across from Rambler’s Rest.
- Linda Gagliardi, Route 208, Monroe, NY stated that her family owns 105 acres across from Rambler’s Rest and that her family purchased a hotel franchise. It will be a boutique type hotel with 81 rooms.
- Simon Gelb, PO Box, Monroe, NY stated that he would be submitting 12 copies of response comments regarding Robert Geneslaw’s review comments.

➤ **Escrow Review:**

- None.

➤ **Next Meeting Date:**

- Next meeting scheduled will be March 3, 2016.

➤ **Close Meeting:**

- Motion to close meeting made by Member Campbell at 7:35 p.m. and seconded by Member Kimball. 3 Ayes, 2 Absent - Member Aleixo and Member Corrado.

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