

**Village of South Blooming Grove  
Planning Board  
Public Hearing Minutes  
May 19, 2016  
7:00 P.M.**

➤ **Call to order:**

Member Corrado called to order at 7:04 p.m. the Public Hearing regarding an application by Sleep Inn Hotel / Lands of Gagliardi which property is located at New York State 208, Tax Map Section 219, Block 1, Lot 1 as well as any other relief sought in that application.

➤ **Public Hearing**

- Dave Higgins, of Lanc & Tully gave details of the Sleep Inn project briefly and detailed the sewer and well information, and the access into the Hotel and the residence.
- Ciro Gagliardi, discussed that the hotel will be an 81 room Sleep Inn Suites brand by Choice Hotels with an enclosed pool. There will also be a 500 square foot conference room. He explained the feasibility of the hotel for local wedding hall overnights, local businesses, Woodbury Commons and West Point. He also mentioned that they were working with a group from Buffalo and that construction jobs and hospitality workers would be local. A complete traffic study was completed by Maser Consulting.

➤ **Business**

- Sleep Inn Hotel / Lands of Gagliardi application:
  - Gerald & Linda Gagliardi, applicant is seeking site plan approval for a Hotel.
  - The applicant submitted proof of mailing along with certified receipts and returned cards.
  - The application was deemed complete by the Board.
  - The public hearing notice was published in the Times Herald Record.
  - Dave Higgins, architect gave details of the project.

➤ **Public Comments**

- Ron Ciofalo - asked if the old stone road was going to be re-opened? Are they going to widen the lanes on Rt. 208? Is there going to be a secondary lane for Rt. 208? Very concerned with the heavy traffic.
- Natalie Husianycia - asked about the additional traffic issues such as employees and construction vehicles coming / going? What hours will these construction vehicles be coming / going? What is the anticipated start date for construction? Route 208 only has 2 lanes, how are you getting trucks in and out? What about the cemetery?
- Mary Manzo - believes this is a positive addition to the Village of South Blooming Grove.
- Planning Board Member Corrado asked if local workers from the Village of South Blooming Grove would be hired first.
- Steve Kearins - thinks it's a great project. Are you planning on putting in a light at the entrance/exit onto Rt. 208?

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- Betty Hines - asked if the traffic from the hotel will be able to exit onto Bailie Lane opposed to going out the main entrance? Bailie exits/enters onto Peddler Hill Road. Is there going to be anything to keep traffic from going out in/out onto Peddler?
- Ron Ciofalo - just to elaborate more regarding traffic. It is a problem on Rt. 208 and it will be worse when making make that turn onto Bailie Lane. Believes that some type of extra egress should be added to the property. It is going to be a danger to the community. Stated that the entrance/exit may not warrant a light now but with all that extra traffic coming in, it will warrant one later on. Not against the hotel, but worried about the extra traffic.
- Steve Kearins - stated that the same problems exist with Ramblers Restaurant. It is a hard restaurant to come into. The restaurant produces more traffic.
- Tom McCarthy - stated that the building of the hotel is a win/win situation. We do have traffic situations. The only negative is that the school taxes will go to the Monroe-Woodbury school district instead of Washingtonville.
- Andy Weyant - stated that the hotel is a positive for the Village. Stated that the hotel will create jobs for local residents and taxes. Traffic could be an issue down the road. It is a positive for all.
- Bill Fioravanti, Director of Business Attraction, Orange County Partnership, Office of Economic Development, Orange County, NY we are not known for working on hotel projects. We do a lot of manufacturing, warehouse distribution, and Lego Land. This is a project that we are certainly behind. There is an absolute need for it because of our major attractions in our area like Woodbury Commons, West Point, the Air Show, and the tourism aspect of breweries and distilleries. The need is here. We have people staying outside the county when they come to events in the county. As you may know, we have lost a couple of hotels locally, that have gone off the tax roll. They are no longer available. They were purchased by non-profit groups. We have a need and it is important here. Another aspect that is a benefit, County Executive Steve Neuhaus, has been allocating more dollars that come from the bed tax that is collected by the hotels in the area and he is putting those dollars into tourism. This project is a positive cycle so projects like this are going to contribute to draw more people to the area.
- Debbie Bragado - stated she agrees with the project. Asked if the residents of the Village of South Blooming Grove would see any property tax benefits / relief from the Hotel being developed.

➤ **Close**

- Motion to close the public hearing but to allow written comments from the public for ten (10) days by Member Aleixo, and seconded by Member Kimball at 7:28 p.m.  
*4 Ayes, 1 Absent – Chairperson Sas.*

Minutes respectfully submitted by:  
Kendra Percarpio, Clerk to Boards

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