

**Village of South Blooming Grove
Planning Board Work Session Minutes
June 16, 2016
7:00 P.M.**

➤ **Call to order:**

- Chairperson Sas called to order the Planning Board Work Session Meeting at 7:02 p.m. on June 16, 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:
 - Manny Aleixo – Member
 - Robert Corrado - Member
 - Stanley Kimball - Member

- Also Present:
 - Brian Nugent, Esq. – Special Counsel
 - Mike Weeks – Village Engineer
 - Dave Higgins – Engineer for Sleep Inn Hotel & Metro Asset Management
 - Dave Donnelly, Esq. – Attorney for Sleep Inn Hotel
 - Phil Grealy – Maser Consulting Principal/Department Manager for Sleep Inn Hotel
 - Gerald & Linda Gagliardi – Sleep Inn Hotel applicant
 - Ciro Gagliardi – Sleep Inn Hotel applicant
 - Leo Garrison – Metro Asset Management

➤ **Absent:**

- James Campbell – Member
- Bob Geneslaw – Village Planner

➤ **Adoption of Minutes:**

- None.

➤ **Business:**

Phil Grealy, Maser Consulting for Sleep Inn discussed his letter dated June 16, 2016 regarding traffic. He highlighted that NYS DOT does not have plans to signalize the area of Mountain Road. Also highlighted the frontage, with DOT approval, to change the striping to a double stripe (no passing) and to add illumination to help the section.

- Dave Higgins, Engineer for Sleep Inn Hotel stated that the requested documents/correspondence from April 7, 2016 meeting was submitted.
- Brian Nugent, Special Counsel will draft a resolution regarding Meets and Bounds for the lot regarding the Sleep Inn Hotel.
- Chairperson Sas asked for a copy of the Sleep Inn SEQRA review from the Village Board so that the Planning Board will have a copy.

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- Member Aleixo did a site visit to Metro Asset Management's property to exam potential if any impacts on the overlay districts / scenic viewshed. Member Aleixo did not see a negative impact.
- Mike Weeks, Village Engineer stated that conditions for site plan approval for Metro Asset Management should include but not limited to future expansion of the building, number of employees and building use.
- The Planning Board has determined that the proposed action regarding Metro Asset Management's project will not have a significant adverse environmental impact and a Draft Environmental Impact Statement will not be prepared. Motion to adopt as stated by counsel based on review of Short Form Environmental Assessment form Part 1 and Part 2 to adopt the SEQRA Negative Declaration Notice of Determination of Non-Significance made by Chairperson Sas and seconded by Member Aleixo. *4 Ayes, 1 Absent- Member Campbell.*

➤ **Correspondence:**

- Letter from Metro Asset Management dated June 14, 2016 regarding uses of the right-turn in/ right-turn out driveway movements.
- Technical Review Comments from Village Engineer dated June 14, 2016 regarding Metro Asset Management.
- Memo from Village Planner dated June 16, 2016 regarding Metro Asset Management.
- Draft SEAF Parts 2 & 3 from Village Planner regarding Metro Asset Management.
- Memo from Village Planner dated June 16, 2016 regarding Sleep Inn Hotel.

➤ **Public Comments:**

- None.

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Next Meeting Date:**

- Next meeting scheduled will be July 7, 2016 – work session.

➤ **Close Meeting:**

- Motion to close meeting made by Member Corrado at 8:03 p.m. and seconded by Member Aleixo. *4 Ayes, 1 Absent – Member Campbell.*

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