

**Village of South Blooming Grove
Planning Board
Public Hearing
January 16, 2020
7:01 P.M.**

Call to order:

- Chairperson Douglas called to order the Planning Board Work Session at 7:03 p.m. on January 16, 2020, 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 Douglas opened the Board Meeting with the Pledge of Allegiance.

➤ **Roll call:**

- Chairperson Douglas conducted a roll call. The following persons were present
 - Manny Aleixo – Member
 - John Giovagnoli – Member
 - Eric Vogelsberg –Member
 - Raleem Brodhead Moses – Alternate Member
 - Dan Kraushaar, Esq. – Special Counsel
 - Michael Weeks – Village Engineer
 - Bonnie Franson – Village Planner
 - Michael A. Morgante of Arden Consultants – Representative Stonegate Drive LLC
 - Eugene Grillo, Esq. – Attorney for Stonegate Drive LLC
 - Philip Greely P. E. of Maser Consulting
- Absent
 - Michelle Rivera – Member

➤ **Public Hearing**

- Motions was made by Chairperson Douglas to open the Public Hearing, seconded by Member Aleixo.
- The Planning Board Clerk read the Public Hearing Notice regarding an application by Stonegate Drive LLC, to approve a Conditional Use Permit, pursuant to Section 235-54 of the Code of the Village of South Blooming Grove and Site Development Plan, pursuant to Section 235-55 of the Code of the Village of South Blooming Grove for the construction of one (1) commercial building at Section 214, Block 1, Lot 26, in the Village of South Blooming Grove, said lot also being known as State Route 208 and Stonegate Drive; as well as any other relief sought in that application.
- Proof of mailing of the public notice was submitted to the clerk.
- Daniel Kraushaar, Esq. offered that the applicant makes a brief presentation of the proposed project.
- Michael A. Morgante, P.E., offered a general description of the application.
- Renderings of the proposed project were presented to the public for view.
- Mr. Morgante offered that the project features a two-story building with a flat roof that matches existing buildings in the general vicinity.
- The proposed project will not disturb wetlands.

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➤ **Public Comments**

- Sheryl Raskin expressed concerns regarding water, sewage, traffic flow and potential accidents on Route 208. Ms. Raskin suggests that the area should remain rural and worries that the application will lower the assessment value of homes throughout the community.
- Martin Raskin expressed concerns regarding traffic, potential future accidents, and water usage.
- Joseph Sexton expressed concerns about water quality and the commercialization of the community.
- Bernadette Pulaski inquired about the commercial building and if it will create job opportunities for members of the community. Mr. Morgante noted that the building will be general commercial retail and there are no secured tenants at this time; until the application is approved, it is difficult for the applicant to solicit for business that would be interested in the site. Mr. Morgante also states that the application in question will generate much less water usage than the average home.
- Judith Weinbrecht discussed traffic and water concerns.
- Laura Tarleton expressed environmental concerns, suggesting that the community should attempt to improve, not further harm, their surrounding environment. Ms. Tarleton inquired about the number of trees that will be cut down in order to complete the application.
- Barbara Hanley expressed water concerns, suggesting that the Village has not had sufficient water in several decades.
- George Terwilliger mentioned concerns with the Village's water and inquired about the nature of the building application.
- Mark Faber DDS asked whether the building in question will be used for medical purposes and Mr. Morgante confirms that is a possibility. Mr. Faber then expressed concerns regarding parking and suggested that local businesses will suffer if the application is approved.
- John Salka expressed concerns regarding water and suggested that a commercial building will not fit in with the community. Mr. Salka asked how the building will benefit the Village and suggested that an application with unanswered questions should not be approved.
- Yvette Crespo asked Mr. Morgante which other building projects that he has worked on in this area. Mr. Morgante replied that his most recent project was the Dunkin' Donuts in Montgomery.
- Walt Gomez expressed concerns regarding water, traffic, and potential motor vehicle accidents. As the vice president of the South Blooming Grove Fire Department, Mr. Gomez notes that the number of accidents increase yearly due to the increase in population.
- Bonnie Rum inquired about the number of units and parking spots included in the building. Ms. Rum suggests that if there are not enough parking spots available, the businesses will suffer. Mr. Morgante replied that there will be three units: one large retail space on the first floor and two large office spaces on the second floor.
- Laura Tarleton asked who the applicant is, why he/she is not at the public hearing, and how the application will benefit the community. Mr. Morgante suggested the commercial building will generate more taxes for the Village.

➤ **Correspondence**

- *Letter received on December 20, 2019 from New York State Department of Transportation regarding SEQRA for Stonegate Drive LLC*

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➤ **Business**

- The Planning Board will act on the application upon receipt of GML comments from the Orange County Planner
- Mr. Phil Greely of Maser Consulting informed the board that he had submitted reply to the Department of Transportation letter from December 20, 2020.
- Applicant will submit the Full EAF to the board and interested parties.
- Continued Public Hearing to be scheduled upon receipt of Full EAF, and review from the DOT and Orange County Planning Department.

➤ **Adjournment:**

- Motion to adjourn the meeting, leaving open pending receipt and review from Department of Transportation and Orange County Planner, by Chairperson Douglas at 8:03 p.m., seconded by Member Giovagnoli. *5 Ayes, 0 Nays.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk