

**Village of South Blooming Grove  
Planning Board Meeting Minutes  
January 16, 2020  
7:00 P.M.**

**Call to order:**

- Chairperson Douglas called to order the Planning Board Work Session at 8:05 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
  
- Absent
  - Michelle Rivera – Member

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from December 5, 2019 by Chairperson Douglas, seconded by Member Giovagnoli. *5 Ayes, 0 Nays.*
- Motion to adopt meeting minutes from December 19, 2019 by Chairperson Douglas, seconded by Member Aleixo. *5 Ayes, 0 Nays.*

➤ **Correspondence:**

- *Letter received on December 20, 2019 from New York State Department of Transportation regarding SEQRA for Stonegate Drive LLC*
- *Letter received January 2, 2020 from Robert M. Sears for the 94 Duell Avenue Improvements application*
- *Letter received January 2, 2020 from David Niemotko, P.C. including renderings and elevation plans for the 815 Route 208 application*
- *Technical review comments received January 14, 2020, from Engineer Mike Weeks of McGoey, Hauser and Edsall for 94 Duell Avenue*
- *Technical review comments received January 14, 2020, from Planner Bonnie Franson of Nelson Pope and Vorhees for 94 Duell Avenue*

➤ **New Business**

- Resolution (01) – Announcing the appointment of Manny Aleixo as Deputy Chairperson of the Village of South Blooming Grove Planning Board. *Motion made by Eric Vogelsberg, seconded by Member Broadhead Moses*

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➤ **Business:**

815 Route 208

- Stephanie Tunic, Esq. submitted a letter to the Planning Board regarding the application for 815 Route 208.
- Chairperson Douglas explained that the board did not have sufficient time to review the correspondence.
- Member Vogelsberg inquired about a proposed traffic triangle that was suggested for the project. Mr. Niemotko offered that the proposal would need to be revisited.
- Mr. Niemotko provided renderings for the audience to view. The meeting is not a Public Hearing, so the applicant did not address any concerns residents addressed.
- Applicant will be providing a revised site plan in the near future.
- Mr. Niemotko explained that they have reached out to the Department of Transportation.
- Water/sewer plans are prepared and will be submitted to engineer Mike Weeks to begin review.
- Ms. Broadhead-Moses asked if any new revisions would be submitted.
- Chairperson Douglas asked the applicant if they would consider lowering the building height.
- Applicant requested to be placed on the February 20 Planning Board meeting. Planner Franson and Engineer Weeks offered that they would respond to Ms. Tunic's letter for the February 20 meeting.

94 Duelk Avenue

- Member Broadhead Moses reviewed the comments for the applicant.
- Engineer Weeks reviewed technical comments and asked the applicant to clarify where a new deck would be added on the plans. Applicant is to make clearer on plan.
- Plans have the incorrect location listed on the submission (Town of Wallkill), to be corrected.
- Ms. Franson reviewed her technical comments and requested if a variance is required for the existing carport. Review of the zoning code ensued.
- Member Broadhead-Moses addressed the request to waive the visual analysis, the board determined architectural elevations and photographs would be considered in order to waive the visual analysis.
- Project meets the height requirement based on grade and surrounding homes. Referral to the ZBA would be required to grant a variance for the carport.
- Applicant Joel Glauber has offered to remove the carport to comply with the building code.
- Chairperson Douglas advised the applicant that removing the carport would be a permanent removal and if the property owner changed his mind, it would be difficult to be able to rebuild.
- Motion to schedule a Public Hearing, pending the applicant decides to remove the carport, on Thursday, February 20 at 7:01 p.m. was made by Chairperson Douglas, seconded by Member Giovagnoli. *5 Ayes, 0 Nays.*

➤ **Next Meeting Date:**

- The next Planning Board Work Session is scheduled for February 6, 2020.

➤ **Public Comment:**

- No Public Comment

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➤ **Close Meeting:**

- Motion to enter executive session at 9:14 p.m. to discuss potential litigation was made by Chairperson Douglas, seconded by Member Vogelsberg. *5 Ayes, 0 Nays.*
- Motion to exit executive session at 9:37 p.m. was made by Chairperson Douglas, seconded by Member Vogelsberg. *5 Ayes, 0 Nays.*
- Motion to close the meeting by Chairperson Douglas at 9:38 p.m., seconded by Member Aleixo. *5 Ayes, 0 Nays.*

Minutes respectfully submitted by:  
Christine Bodeker – Deputy Clerk