

**Village of South Blooming Grove
Planning Board
Meeting Minutes
January 17, 2019
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Regular Meeting at 7:03 p.m. on January 17, 2019, 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
 - John Giovagnoli – Member
 - Manny Aleixo – Member
 - Eric Vogelsberg –Member
 - Raleem Brodhead Moses -- Alternate Member
- Also Present
 - Dennis Lynch, Esq. – Special Counsel
 - Michael Weeks – Village Engineer
 - Bonnie Franson – Village Planner
- Absent
 - Michelle Rivera – Member

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from December 20, 2018 by Chairperson Douglas, seconded by Member Broadhead-Moses. *3 Ayes, 0 Nays, 2 1 Absent.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Discussion:**

Stonegate Drive Application

- Project engineer Michael Morgante presented revised site plan for Stonegate Drive application.
- Planning Board reviewed the updated site plan. The footprint has been reduced to a proposed two-story building with 52 parking spaces. An additional entrance and a one-way traffic flow plan has been added to the site plan.
- Mr. Morgante provided details on dumpster relocation to the flood zone.
- Village Planner Bonnie Weeks reviewed planning technical comments and expressed need for traffic analysis.

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- Declination of water line easement is required.
- Village Engineer advised that additional comments were not warranted at this time and that the applicant is ready to submit a more detailed set of plans.
- Water main and sewer plans are requested to be mapped on next set of plans.
- Member Aleixo requests that the applicant provide information regarding what type of tenants will occupy the building, e.g. retail, office, etc. Traffic and allocation of employee parking discussed.
- Member Aleixo inquired if a traffic signal is needed on Route 208, Department of Transportation to be contacted regarding a light.
- Applicant to provide details regarding tenants and traffic study upon next submission.
- Planning Board determined that the applicant is ready to submit a complete site plan that includes styles and developmental design along with the updates discussed at this meeting.

➤ **New Business:**

17 Sleepy Hollow

- Allison Sloto, Esq. of Sive, Paget and Reisel P.C. and Jimmy Clearwater, Engineer presented request for certificate of occupancy to be issued for 17 Sleepy Hollow.
- Special Counsel Dennis Lynch advised the board that the applicant is in attendance to clarify what they are requesting.
- Site plan approval was granted in 2014, a stop work order was issued when contractor did not follow details of original site plan. Applicant is requesting the site plan approval be reviewed again in order to obtain a certificate of occupancy.
- Ms. Sloto informed that the application is not for a group home, but for the original 2014 site plan, a single-family home and requested the Planning Board consider not going through the entire new application process.
- Village Planner Bonnie Franson offered preliminary comments and requested verification of the correct owner.
- Application for a group home has been withdrawn in 2017 and all fees have been collected.
- Village Engineer Mike Weeks explained there had been several revisions made to the 2014 approved site plan. Determined a visit to the site is necessary.
- Member Aleixo explained after consideration of the applicants request, he is of the opinion that 17 Sleepy Hollow is a new application.
- Ms. Franson mentioned the home does not meet height requirements.
- Planning Board determined this is a new application and escrows are required for the application to move forward.
- Ms. Sloto made a request for fees to be waived or lowered. Mr. Lynch asked for an estimate of requested escrows to be submitted by the applicant. Application fees are standard and cannot be changed or waived.
- Applicant to submit request of lower escrows for consideration by the Planning Board.

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13 Dallas Drive

- Special Counsel Lynch offered information about the property located at 13 Dallas Drive. A settlement was reached regarding the new construction.
- Nathan Brach, Architect, presented a site plan for new construction at 13 Dallas Drive.
- Village Engineer Mike Weeks reviewed technical comments.
- Determined that new construction is larger than original but within set back requirements.
- Applicant advised that no trees will be cleared, and natural colors will be used on new construction.
- Member Aleixo asked for verification of structure height and if it meets height requirements for the overlay district.
- Details of setbacks are required and a detailed set of architectural drawings are needed for further review.
- Mr. Lynch advised a complete application is needed for the Planning Board to review.
- Applicant asked to provide a complete application for review at next scheduled meeting.

5 Pecos Court

- Letter reviewed regarding renewal of variance granted to Maureen Cullen at 5 Pecos Court. Planning Board grants approval subject to confirmation from the Building Inspector. Motion to approve by Chairperson Douglas, seconded by Member Vogelsberg. *5 Ayes, 1 Absent.*

➤ **Correspondence:**

- *Letter from Maureen Cullen and Christine Cullen requesting renewal for variance granted to 5 Pecos Court, received December 27, 2018*
- *Technical Comments received on January 15, 2019 from McGoey, Hauser and Edsall Village Engineer regarding the 13 Dallas Drive Site Plan*
- *Technical Comments received on January 15, 2019 from McGoey, Hauser and Edsall regarding 17 Sleepy Hollow Road*

➤ **Next Meeting Date:**

- Planning Board Work Session scheduled for February 7, 2019.

➤ **Close Meeting:**

- Motion to close the meeting made by Chairperson Douglas at 8:40 p.m., seconded by Trustee Aleixo. *5 Ayes, 0 Nays, 1 Absent.*

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Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk