

**Village of South Blooming Grove  
Planning Board Minutes  
October 12, 2011  
7:00 P.M.**

➤ **Call to order:**

- Chairman Julius Sas called to order the Planning Board at 7:05pm on October 12, 2011, 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. The Chairman opened the Board Meeting with the Pledge of Allegiance.

➤ **Roll call:**

- Chairman Sas conducted a roll call. The following persons were present:
  - Julius Sas- Chairman
  - James Campbell- Member
  - Robert Corrado-Member
  - Ronald Torpey – Member
  - Manny Aleixo – Member

➤ **Also Present:**

- Joe McKay, Esq., Village Attorney
- Bob Geneslaw – Planner
- Wanda Rudzinski – Clerk to Boards
- John Petrocinni – Engineer for Wagschal

➤ **Adoption of Minutes:**

- Chairperson Julius Sas motioned to approve the minutes of September 14, 2011 with an amendment adding Dennis Lynch as present and seconded by Member Bob Corrado 5 Ayes.

➤ **Public Comment:** None

➤ **Continued business:**

- At 7:10PM the Corrado Subdivision was brought before the Board. Mr. Corrado recused himself from this process. The Corrado's will utilize the existing driveway that is in place now for both plots and if at sometime in the future they can get the original request okayed they would like to use the new drive to get to the back of the property for maintenance purposes only. The clerk will send a referral to the County for a Preliminary Public Hearing. The Corrado Subdivision will be put on the schedule for the night of October 26<sup>th</sup> Work Session Meeting. The board discussed the possibility of scheduling a public hearing on the preliminary plat for November 9, 2011 at the regularly scheduled Planning Board Meeting. The next Planning Board meeting is November 9, 2011 with a Work Session scheduled for November 23<sup>rd</sup>.

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➤ **New Business:**

- Engineer John Petrocinni came to speak to the Board regarding the Wagschal application. The request is to change from residential dwelling to business use. The Chairperson asked what kind of traffic is to be expected to come and go from this parcel Mr. Petrocinni replied that initially it should be very low since this is a one man accounting practice. The Chairperson also asked and requested that some sort of cleanup and landscaping be done on the front of this property to make entering and exiting safer and to also make it more eye appealing. Chairperson Sas said that the Board would need some input from the Village Engineer. Mr. Geneslaw, the Planner suggested that maybe the owner should consider widening the lower part of the driveway to help with entrance and exit from this property so as to alleviate the possibility of traffic building on RT 208 when someone is trying to enter or exit said property. Mr. Geneslaw also questioned the weight capacity for these buildings, as they were originally used for residential and that office furniture and file cabinet weight may be more than what the floor could hold. It was recommended that the applicants Engineer check to see what requirements might be necessary i.e., fire alarms, sprinkler systems and the like. For any changes to buildings such as adding buildings or space, the applicant would have to come before the Planning Board for a change in Site Plan. The applicant's engineer said that they will provide 7 parking spaces where they now have 5 spaces. Widening of the driveway was again discussed and the Chairperson requested a topographical map of the front of the property since there is no proposed use of the back of the property. The applicant will return for the November 9, 2011 meeting.
- The Board members reviewed the Planning Board Application Policies and Procedures packet. Member Campbell and Member Torpey will work on verbage and have a final revised copy ready for the next meeting. The Board deferred making a final decision until after they speak with the Mayor and Clerk.
- Discussion ensued whether the Planning Board might want to change or alter laws/requirements for minor subdivisions versus larger subdivisions.
- Chairperson Sas read to the members Resolution 5 which had been accepted at the September 14, 2011 meeting.

➤ **Correspondence:**

- Chairperson Sas received an e-mail that the Planning Board is being sued. He told the members that the original is on file in the office and that the members can see it there.

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- **Next Meeting Date:** October 26, 2011 Work Session
- **Chairperson & Member Comments:**
  - Motion to close meeting made by Chairperson Sas at 8:40 PM and seconded by Manny Aleixo Member. 5 Ayes

Minutes respectfully submitted by:

Wanda Rudzinski – Clerk to Boards