

**Village of South Blooming Grove
Planning Board
Public Hearing Minutes
October 15, 2015
7:01 P.M.**

➤ **Call to order:**

- Chairperson Sas called to order the Public Hearing regarding an application by Blooming Hill Farm for site plan approval and a conditional use permit for a restaurant use on the parcel of real property situated at Section 202, Block 1, Lot 23 in the Village of South Blooming Grove, said lot also being known as 1251 NYS Route 208.

➤ **Public Hearing**

- Susan Shapiro, Esq., Nanuet, NY, presented the entire project briefly and detailed the Conditional Use permit for the restaurant. She asked the Planning Board for a waiver from providing Stormwater Management Plans, as well to waive visual assessment plans and significant biological review overlay district requirements. Discussed the hours of operation on the weekend. The building will be one-story with a green roof with low visual impact.

➤ **Public Comments**

- Tom Mattera, Route 208, Monroe, NY, stated his concern regarding the property line between the farm and his house. He owns horses and attendees from the farm seem to “wander” over to his property to look at the horses.
- John Johansen, Route 208, Monroe, NY, commercial property next to residential property not appropriate. It will diminish the value. Pays a lot of taxes to live here. Sound levels are too loud. Put in new windows to block out the noise that comes from the farm.
- Peggy Pardon, Lake Shore Drive, Monroe, NY, the farm enriches the area. The farm stand adds to the community as well as food. Disputed the noise factor.
- Brad August, Barryville, NY, the farm adds a humongous value to the community. The Jones’ are amazing to the community. Should be able to work through the noise problem. We all can work together to get around the noise issue. The buildings can’t be seen from the road.
- Rosemary DiDomenico, Route 208, Monroe, NY, direct neighbors to the farm. Moved to the country to get away from the noise. The noise goes beyond the farm stand. Buses unload on Route 208 and it is dangerous. The buses use their driveway for a U-turn.
- Shannon Brennan-Cressey, Perry Creek Road, Washingtonville, NY, got married at the farm. She feels the building would be helpful to the noise. The farm brings people into the area. We need family run businesses to create more jobs.
- Claire McNeel, Arbor Trail, Monroe, NY, this is an open community and the farm helped her meet people here. The farm donates food to the needy. A fabulous organization.
- Kevin Rady, PO Box, Blooming Grove, NY, Benny’s Country Kitchen, the farm is community minded. The obstacles can be worked out, can make it a go. The farm gives back to the community. Shops for vegetables at the farm.

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- Linda Gagliardi, Bailie Lane, Monroe, NY, the building will help with the noise. Close to Rambler's Rest and very rare that she hears noise. Loves the community.
- Gerry Cressey, Helms Hill, Washingtonville, NY, great to see families at the farm. The farm is beautiful. The noise can be worked out. The farm is nice for the community. The food is amazing.
- Charlotte Mattera, Route 208, Monroe, NY, will the new building take the place of the party tents? Sees everything from her backyard. The shipping containers are an eyesore. Will the party stay inside the building or will it flow outside? The shipping containers are on her property line. Is 75 people maximum allowable? To have as commercial is a risk to their property.
- John Johansen, Route 208, Monroe, NY does not have a problem with the farm. It's the commercial with the parties. They profit on his misery. He can hear everything in his house. Sacrificing their quality of life. Amplified music falls under Noise ordinance – business – no sound shall go beyond the border.
- Tom Miller, Route 208, Monroe, NY, is located on the hill and does not have a problem with the noise. He is in favor.

➤ **Business**

- Exhibit 1 – pictures of the shipping containers and tents as seen from the rear of Thomas and Charlotte Mattera's property.

➤ **Correspondence**

- Letters were received from the following regarding Blooming Hill Farm: Michael Frishman, Kristin Nelson, and Shary Denes.

➤ **Close**

- Motion to close the public hearing but to allow written comments from the public for ten (10) days by Chairperson Sas, seconded by Member Kimball at 7:41 p.m.
3 Ayes, 2 Absent – Member Corrado and Member Aleixo.

Minutes respectfully submitted by:
Kendra Percarpio, Clerk to Boards