

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

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Regular Meeting at 7:00 p.m. on October 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:
 - Eric Vogelsberg –Member
 - Manny Aleixo – Member
 - John Giovagnoli – Member
 - Michelle Rivera – Member
 - Dennis Lynch, Esq. – Special Counsel
 - Bonnie Franson – Planner
 - Michael Weeks – Engineer
- Absent:
 - Raleem Brodhead Moses -- Alternate Member

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from September 19, 2019 by Chairperson Douglas, seconded by Member Vogelsberg. *4 Ayes, 0 Nays, 2 Absent.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Correspondence:**

- *Revised site plan and architectural drawings for 13 Dallas Drive received September 19, 2019*
- *Letter received September 19, 2019 from James Cocks regarding the 94 Duelk Avenue application.*
- *Technical comments received on October 3, 2019 from Planner Bonnie Franson regarding 13 Dallas revised site plan*
- *Technical comments received on October 3, 2019 from Engineer Michael Weeks regarding 13 Dallas revised site plan*
- *Revised Stormwater Management Narrative and Site Plan received from Arden Consulting Engineers on October 4, 2019 regarding the Stonegate Drive LLC application*
- *Letter with revised Landscape Plans for 17 Sleepy Hollow received from Michael Sandor, P.E. on October 11, 2019*
- *October 10, 2019 Zoning Board of Appeals decision regarding building height*
- *Technical comments received October 1, 2019 from Scott Quinn of McGoey, Hauer and Edsall regarding Stonegate Drive*
- *Technical comments received October 17, 2019 from Bonnie Franson regarding 13 Dallas Drive*
- *Technical comments received October 17, 2019 from Bonnie Franson regarding 17 Sleepy Hollow*

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➤ **Discussion:**

13 Dallas Drive

- The Planning Board is in receipt of a revised site plan that the applicant states is in compliance with the ZBA decision regarding building height. The applicant is requesting site plan approval.
- Engineer Mike Weeks reviewed technical comments.
- Two encroachments currently exist on the new site plan, a fence and a shed.
- Special counsel Dennis Lynch explained conditional approval can be granted provided the applicant removes said items prior to CO approval.
- Planner Bonnie Franson reviewed technical comments.
- Member Aleixo asked for confirmation from the applicant that the height requirement will be met.
- Applicant will add height and square footage to site plan. First floor footprint must be added to the site plan.
- **Resolution (09)** – Motion made by Chairperson Douglas, that it is resolved that the Site Plan Application for 13 Dallas Drive is conditionally approved subject to the adoption of a formal Resolution by the Planning Board setting forth all the conditions and requirements set forth on the Record of the Planning Board Meeting of October 17, 2019. Counsel for the Planning Board is directed to prepare said Resolution for review and subsequent adoption by the Planning Board at its next regular Meeting. *Secinded by Member Aleixo. 5 Ayes, 0 Nays.*

17 Sleepy Hollow Road

- Engineer Mike Weeks reviewed technical comments.
- Planner Bonnie Franson reviewed technical comments.
- Member Aleixo advised the applicant of the conditions that the hydronic heating would need to be removed from the attic space.
- Additional bedrooms cannot be added to the home based on the size of the septic tank.
- Discussion ensued regarding the approval of the revised landscaping plan.
- Member Aleixo addressed the issue of the newly planted trees being maintained. Mr. Sandor offered that the applicant will provide a \$2,000.00 cash bond that will be held in escrow by the village. The bond will be held for two years from the time of planting to ensure that the replaced trees are established and maintained.
- Member Rivera inquired if the soil had been tested, a confirmation was provided.
- **Resolution (10)** – Motion made by Chairperson Douglas, that it is resolved that the Site Plan Application for 17 Sleepy Hollow Road is conditionally approved subject to the adoption of a formal Resolution by the Planning Board setting forth all the conditions and requirements set forth on the Record of the Planning Board Meeting of October 17, 2019. Counsel for the Planning Board is directed to prepare said Resolution for review and subsequent adoption by the Planning Board at its next regular Meeting. *Secinded by Member Vogelsberg. 5 Ayes, 0 Nays.*

Stonegate Drive

- Michael Morgante, P.E. reviewed the most current submission for the Stonegate Drive application that was received on October 4, 2019.
- Applicant was asked how many tenants will be at this location. The number has yet to be determined.

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- The site plan includes a basement and the board inquired if it would be used exclusively for storage or as an accessory use. The square footage of the basement is included in the gross floor area and affects the required parking area. Chairperson Douglas mentioned storage would be a condition of site plan approval.
- Mr. Morgante offered any storage would be incidental to the type of tenant.
- Member Aleixo inquired how a basement would be permitted based on the bulk requirement table. Discussion ensued regarding consideration of a required variance.
- Parking requirements were reviewed with full, half and no basement.
- Member Aleixo expressed opinion the basement should be used strictly for mechanical use; heating and cooling units.
- Member Giovagnoli concurred that if a basement is included, it should be for mechanical use only and that storage should not be considered.
- Mr. Morgante offered the applicant will provide a proposed site plan for a basement or if required by the board, would consider removing the basement completely from the plans with the structure being built on a slab.
- Archeological field survey was reviewed, no historic artifacts were located or encountered, and the entire area has been previously extensively disturbed. The archeological study deemed complete.
- Member Aleixo inquired about the Indiana Bat, details were reviewed about timeline for clearing of land.
- Chairwoman Douglas asked about pipe size for the water line. Mr. Morgante said the correct pipe size would be used.
- Notice of Intent for Lead Agency has been circulated and the date of return has not yet passed.
- Member Aleixo reviewed how far the application is progressed. Established that the application is ready to start the SEQRA review.
- Mr. Morgante requested the site plan go to a public hearing.
- Chairperson Douglas offered that the issue of the basement should be resolved prior to scheduling a public hearing.
- Application requires a new GML review.

➤ **Public Comments:**

- No public comment.

➤ **New Business:**

- Mr. Lynch advised that the Village Board of Trustees is scheduling a public hearing of the co-lead agencies for Monday, November 25 to review the Clovewood DEIS. The Planning Board agreed to attend a meeting on Monday, November 25 at 6 p.m.
- Mr. Lynch offered details about the 31 Merriewold Lane South application that is currently in front of the Planning Board. Additional information to follow.
- Motion to accept the Planning Board 2020 meeting schedule by Chairperson Douglas, seconded by Member Vogelsberg. *5 Ayes, 0 Nays.*

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➤ **Next Meeting Date:**

- The next Planning Board Work Session is scheduled for November 7, 2019.

➤ **Adjournment:**

- Motion to adjourn the meeting by Chairperson Douglas at 8:10 p.m., seconded by Member Aleixo.
5 Ayes, 0 Nays.

Minutes respectfully submitted by
Christine Bodeker – Clerk to Board