

**Village of South Blooming Grove  
Planning Board Minutes  
November 14, 2012  
7:00 P.M.**

➤ **Call to order:**

- Chairman Sas called to order the Planning Board at 7:05 p.m. on November 14, 2012, 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
  - Robert Corrado-Member
  - Manny Aleixo – Member
  - James Campbell- Member

➤ **Also Present:**

- Celina Rofer- Deputy Clerk
- James Farr- Village Engineer
- Joe McKay- Attorney
- Bob Geneslaw- Planner
- Neil Cheperak- O & R Applicant
- Alan Lipman- Attorney for Applicant

➤ **Absent:**

- Ronald Torpey – Member

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from September 12, 2012 made by Chairman Sas and seconded by Member Aleixo. *3 Ayes, 2 Absent Member Campbell (arrived later in the meeting) and Member Torpey.*

➤ **Escrow Review:**

- No change as of today.

➤ **Public Comment:** Attorney Lipman, “Happy to be here.”

➤ **Correspondence:** None.

➤ **Old Business:**

- **Proposed Amendments to section 163 Subdivision of Land:** Discussion adjourned for the next meeting.
- **Subdivision Application:** Asked Attorney McKay and Planner Geneslaw to review and comment. Discussion adjourned for the next meeting.

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➤ **New Business:**

○ **Orange and Rockland Utilities Pre-Submission Conference**

- Attorney Lipman stated that O & R intends to construct a shed to house telecommunication equipment. It will not be manned except for repairs and/or maintenance and will be operated from remote locations. It will be an unobtrusive building with important equipment that is not considered dangerous. The need for this new building is due to O & R moving from copper to fiber and the main building is out of space.
- Planner Geneslaw asked if the property received site plan approval when the village wasn't yet incorporated to which Attorney Lipman replied that it absolutely did and that they are unaware of any existing violations. Planner Geneslaw also noted that on the plans it states the need for a licensed surveyor in New Jersey, which needs to read "New York."
- Attorney McKay and Engineer Farr agreed to look at the plans in detail and give the applicant their comments. Attorney McKay also stated that the Planning Board will discuss the process and then advise Attorney Lipman and O & R how to proceed.

○ **CDRC- application for South Blooming Grove Commercial Park**

- Applicant is Peanut Holdings, LLC and their engineer is Pietrzak & Pfau Engineering and Surveying, PLLC. Chairman Sas updated the board on both CDRC meetings. The Department of Traffic will have a lot of say in this matter with regard to traffic on Route 208. Engineer Farr will have meetings with the applicant's engineer and DOT prior to the applicant proceeding with an application to the Planning Board.

➤ **Next Meeting Date:**

- Next meeting scheduled for November 28, 2012.

➤ **Chairperson & Member Comments:**

- Motion to close meeting made by Chairman Sas at 8:26 P.M. and seconded by Member Corrado. 4 Ayes, 1 Absent Member Torpey

Minutes respectfully submitted by:

Celina Rofer – Deputy Clerk