

**Village of South Blooming Grove
Planning Board Work Session
Meeting Minutes
November 7, 2019
7:00 P.M.**

➤ **Call to order:**

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

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements

➤ **Correspondence:**

- *Letter with revised Site Plans for Metro Asset Phase II received from Dave Higgins of Lanc & Tully on October 18, 2019*
- *Technical comments received on October 23, 2019 from Planner Bonnie Franson regarding 13 Dallas revised site plan*
- *Technical comments received on October 23, 2019 from Engineer Michael Weeks regarding 13 Dallas revised site plan*
- *Revised Basement Site Plan received from Arden Consulting Engineers on October 24, 2019 regarding the Stonegate Drive LLC application*
- *Technical comments received October 29, 2019 from Mike Weeks of McGoey, Hauer and Edsall regarding Stonegate Drive*
- *Letter from Robert M. Sears, Architect received November 4, 2019 for the 94 Duelk Avenue Improvements application*
- *Technical comments received November 6, 2019 from Bonnie Franson for Stonegate Drive site plan*
- *Technical comments received November 6, 2019 from McGoey, Hauser and Edsall for Metro Assets Phase II SWPPP submission*
- *Technical comments received November 6, 2019 from McGoey, Hauser and Edsall for Metro Assets Phase II revised site plan*

**Village of South Blooming Grove
Planning Board Work Session
Meeting Minutes
November 7, 2019
7:00 P.M.**

➤ **Business:**

13 Dallas Drive

- The Planning Board reviewed the Conditional Final Approval for the 13 Dallas Drive application.
- Dennis Lynch, Esq. provided details on the conditions required for final site plan approval. The Planning Board determined a certificate of occupancy cannot be issued unless all conditions are completed.
- **Resolution (09)** of the Planning Board of the Village of South Blooming Grove regarding 13 Dallas Drive. Motion to Adopt by Chairperson Douglas, seconded by Member Vogelsberg. 5 Ayes, 0 Nays.
- Applicant was advised that a copy of the resolution could be obtained by contacting Village Hall.

17 Sleepy Hollow

- The Planning Board reviewed the Conditional Final Approval for the 17 Sleepy Hollow Road application.
- Dennis Lynch, Esq. provided details on the conditions required for final site plan approval. The Planning Board determined a certificate of occupancy cannot be issued unless all conditions are completed.
- **Resolution (10)** of the Planning Board of the Village of South Blooming Grove regarding 17 Sleepy Hollow Road. Motion to adopt by Chairperson Douglas, seconded by Member Vogelsberg. 5 Ayes, 0 Nays.

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from October 17, 2019 by Chairperson Douglas, seconded by Member Giovagnoli. 5 Ayes, 0 Nays.

➤ **Discussion**

Stonegate Drive

- Eugene Grillo, Esq. addressed the board regarding a proposed developer's agreement for the Stonegate Drive application. Mr. Lynch offered that the board will review the proposal after all professional comments have been submitted for review.

Clovewood

- The Village Board of Trustees and the Planning Board, as Co-Lead Agencies for the Clovewood Application are scheduled to hear Public Comment regarding the Revised DEIS for the Clovewood Project on Monday, November 25, 2019 at 7:01 p.m. in Village Hall.
- Dennis Lynch, Esq. explained that fees in excess of \$45,000 were owed to the Village of South Blooming Grove by the Clovewood Project; therefore, the revised DEIS that was submitted in spring of 2019 was rejected on May 2, 2019.

**Village of South Blooming Grove
Planning Board Work Session
Meeting Minutes
November 7, 2019
7:00 P.M.**

- Mr. Lynch further offered details that four months after the submission the applicant has agreed to pay the outstanding bills and has made the escrow account current. With funds currently held in escrow, the Village Board of Trustees passed a resolution to proceed with the revised DEIS review.
- Village Professionals are currently reviewing the revised DEIS and have discovered issues of completeness.
- SEQRA process to be reviewed, all potential buildout scenarios need to be visited.
- The Village Board of Trustees and the Planning Board offered the applicant to either schedule the public hearing on Monday November 25, or to adjourn to December in order to address the issues of completeness.
- Clovewood representatives have opted to proceed with the November 25, 2019 Public Hearing at 7:01 p.m. A quorum from the Planning Board will be present along with the Village Board of Trustees at the meeting.

➤ **Adjournment:**

- Motion to enter into an attorney/client meeting at 7:23 p.m. to discuss possible litigation by Chairperson Douglas, seconded by Member Vogelsberg. *5 Ayes, 0 Nays.*
- Motion to exit out of attorney/client session at 7:34 p.m. by Chairperson Douglas, seconded by Member Vogelsberg. *5 Ayes, 0 Nays.*

➤ **Close Meeting:**

- Motion to close the meeting by Chairperson Douglas at 7:35 p.m., seconded by Member Vogelsberg *4 Ayes, 1 Absent.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk