

**Village of South Blooming Grove
Planning Board Meeting Minutes
November 21, 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 21, 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
 - Michelle Rivera – Member
 - Raleem Brodhead Moses – Alternate Member
 - Daniel K. Kraushaar, Esq. – Special Counsel
 - Michael Weeks – Village Engineer
 - Bonnie Franson – Village Planner

- Absent
 - John Giovagnoli – Member

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from November 7, 2019 by Chairperson Douglas, seconded by Member Aleixo. *4 Ayes, 0 Nays, 1 Absent.*

➤ **Correspondence:**

- *Technical comments received from Michael Weeks of McGoey, Hauser and Edsall on November 14, 2019 regarding the Clovewood DEIS*
- *Technical comments received from planner Bonnie Franson on November 18, 2019 for the Clovewood DEIS*
- *Technical comments received from Bonnie Franson on November 19, 2019 for the 94 Duell Application*
- *Technical comments received from Michael Weeks of McGoey, Hauer and Edsall on November 20, 2019 for the 94 Duell Application*
- *Developer's agreement for 17 Sleepy Hollow received November 21, 2019*

➤ **Business:**

- 13 Dallas Drive
 - The Planning Board reviewed the Conditional Final Approval for the 13 Dallas Drive application.
 - Review of Resolution (09) of 2019 that was passed on October 17, 2019, determined that a revision to the conditions was required and was presented to the board. Details can be found in the revised resolution.

**Village of South Blooming Grove
Planning Board Meeting Minutes
November 21, 2019
7:00 P.M.**

- **Resolution (09) of 2019** of the Planning Board of the Village of South Blooming Grove regarding Conditional Site Plan Approval for 13 Dallas Drive. Motion to adopt the revised resolution by Chairperson Douglas, seconded by Member Aleixo. *5 Ayes, 0 Nays.*

17 Sleepy Hollow

- Member Broadhead-Moses discussed the Conditional Final Approval for the 17 Sleepy Hollow Road application; reviewed the proposed Developer's Agreement that was provided by the applicant on November 21, 2019.
- Daniel Kraushaar, Esq. provided details on the conditions required for the Landscaping Developer's Agreement. Mr. Kraushaar explained that the applicant submitted the Developer's Agreement included details that were required by the Planning Board in Resolution (10) of 2019.
- Ms. Broadhead-Moses offered that the submission was received too late to review in time for this meeting and placed it on the December 5 work session agenda.
- **Resolution (10) of 2019** of the Planning Board of the Village of South Blooming Grove regarding 17 Sleepy Hollow Road. Motion to adopt the amended resolution by Chairperson Douglas, seconded by Member Aleixo. *5 Ayes, 0 Nays.*

94 Duelk Avenue

- Planner Bonnie Franson reviewed technical comments for 94 Duelk application.
- Request made to determine if GML review is needed for this application. Mr. Kraushaar offered that it did not appear this review is required.
- Applicant is working from site plan from 1959 and needs certification that what exists today is consistent with what is on the original survey. Applicant was advised to get original copy of site plan from property file.
- Applicant requests a waiver for a biodiversity study and visual assessment because the site is already developed.
- Consideration needed if the applicant needs a variance regarding the carport. To be determined after additional review.
- Engineer Mike Weeks reviewed technical comments for the 94 Duelk.
- Member Aleixo asked for verification of architect's name on the application.
- Architect uses the word "guesstimates" in application multiple times. Planning board requests exact elevations and measurements to be provided. In order to receive waiver, application requires more clarity.
- Member Aleixo requested a sketch or photograph with precise dimensions of the proposed addition. Actual measurements need to be placed on the site plan.

Stonegate Drive

- The Planning Board is waiting for comments from the Orange County Planning Department.
- Planner Franson reviewed technical comments.
- Planning Board is in receipt of revised basement plan submitted on November 20, 2019. Site plan to be reviewed at next work session on December 5, 2019.
- Eugene Grillo, Esq. addressed the board requesting a public hearing requesting a conditional use permit and site plan approval.

**Village of South Blooming Grove
Planning Board Meeting Minutes
November 21, 2019
7:00 P.M.**

- Member Aleixo offered that the basement review needs to be completed prior to a public hearing being scheduled.
- The board determined that the enough information has been submitted to hold a public hearing, basement plans to be reviewed at the work session on December 5, 2019.
- **Resolution (11) of 2019** Motion to schedule a Public Hearing for the Stonegate Drive for January 16, 2020 by Chairwoman Douglas, seconded by Member Aleixo. 5 Ayes, 0 Nays.

Metro Assets Phase II

- Dave Higgins of Lanc & Tully reviewed the recent submission for Phase II of Metro Assets.
- Mr. Higgins provided a copy of the letter that was submitted to the New York State Department of Transportation. To date the applicant has not heard back from NYS DOT.
- Mr. Higgins responded to technical comments received from Scott Quinn of McGoeys Hauser and Edsall for the most recent SWPPP submission from Metro Assets Phase II.
- Mr. Higgins further reviewed and responded to technical comments received from Mike Weeks of McGoeys Hauser and Edsall for the most recent submission from Metro Assets.
- Discussion ensued regarding water service and meters; the applicant currently has an application to the Village Board.
- Mr. Higgins mentioned a letter has been sent to the ZBA. Review of the letter regarding the variances request to be completed.
- Bonnie Franson, Planner submitted her technical comments for the Metro application. Comments had not been circulated to the board and will be reviewed at the next meeting.
- Discussion ensued that the SEQRA process needs to be deemed complete prior to ZBA referral.
- Member Giovagnoli (via email to Planning Board Chair) offered suggestion to reduce the application by one building in order to reduce the number of variances required for the project.
- Mr. Leo Garrison, owner of the property, would prefer to leave the project as stands.
- Planning Board has been declared Lead Agency and referred the applicant to the ZBA with the provision that the ZBA cannot make any decision regarding an approval or disapproval until SEQRA has been deemed complete.
- **Resolution (12) of 2019** The Planning Board referred Metro Assets Phase II to the Zoning Board of Appeals for consideration by the ZBA for required variances. The ZBA is to take no action to approve, disapprove or approve with modification unless or until they have been informed the Planning Board has completed their SEQRA review for which they have been declared Lead Agency. Motion to accept by Chairperson Douglas, seconded by Member Vogelsberg. 5 Ayes, 0 Nays.

➤ **Next Meeting Date:**

- A Public Hearing Including the Co-Lead Agencies of the Village Board of Trustees and the Planning Board is scheduled for Monday, November 25, 2019 to hear Public Comment for the Clovewood Project
- The next Planning Board Work Session is scheduled for December 5, 2019.

**Village of South Blooming Grove
Planning Board Meeting Minutes
November 21, 2019
7:00 P.M.**

➤ **Public Comment:**

- Susan Blakeney, Clove Road – Offered that she has informed comments that she would like to submit to the board and asked if there are multiple professionals that are reviewing the Clovewood project? Ms. Blakeney was given the names of various professionals that are reviewing the project and their specialties.
Member Vogelsberg offered that the public hearing that is scheduled for Monday, November 25, 2019 would be a better venue for Ms. Blakeney’s questions and comments.
Ms. Blakeney further asked about the cluster housing proposal. Mr. Kraushaar and Ms. Franson explained the zoning code regarding housing lot requirements.
Ms. Blakeney inquired how residents can get copies of the comments that have been submitted by the village professionals. Ms. Blakeney was advised to F.O.I.L. the documents she is interested in viewing.
- Bonnie Rum. Shore Drive, Washingtonville – Additionally inquired about lot size for units in the Clovewood project. Ms. Franson explained the process of determining lot size through the Planning Board.
- John Daly, Clove Road – Inquired about the clustering information and the number of individuals that can reside in a single unit. Ms. Franson reviewed the formula that is provided by New York State. Member Aleixo offered that the Mr. Daly should attend the public hearing Monday November 25, 2019.

➤ **Close Meeting:**

- Motion to close the meeting by Chairperson Douglas at 9:38 p.m., seconded by Member Vogelsberg. *5 Ayes, 0 Nays.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk