

**Village of South Blooming Grove
Planning Board Minutes
December 11, 2014
7:00 P.M.**

➤ **Call to order:**

- Chairperson Sas called to order the Planning Board Work Session Meeting at 7:03 p.m. on December 4, 2014, 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 Sas opened the Board Meeting with the Pledge of Allegiance.

➤ **Roll call:**

- Chairperson Sas conducted a roll call. The following persons were present:
 - Julius Sas- Chairperson
 - Manny Aleixo – Member
 - James Campbell – Member
 - Robert Corrado- Member
- Also Present:
 - Mike Weeks – Village Engineer
 - Dennis Lynch, Esq. – Special Counsel
 - Dan Sullivan, Esq. – Village Counsel

➤ **Absent:**

- Stephen Corrallo – Alternate Member
- Stanley Kimball – Alternate Member
- Ronald Torpey – Member
- Robert Geneslaw – Village Planner

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from December 4, 2014 by Member Campbell and seconded by Member Corrado. *3 Ayes, 1 Abstain – Member Aleixo, 3 Absent – Member Torpey, Alternate Member Kimball and Alternate Member Corrallo.*

➤ **Escrow Review:**

- Reviewed vouchers.
- Reviewed escrow for MB Professionals – 17 Sleepy Hollow, Clovewood & ARA Bagel Shop

➤ **Old Business:**

- Special Counsel Lynch will confirm in writing to Chairperson Sas his opinion letter regarding the Clovewood application that reflects the discussion from the Planning Board work session on December 4, 2014.
- Attorney Steven Barshov for the Clovewood applicant stated he would like to have prior examples (a clear basis) as to why they would need to fill out a Mixed Use Permit application.

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➤ **New Correspondence:**

- Special Counsel Lynch, - Prepared and presented Resolution of the Planning Board of the Village of South Blooming Grove regarding Keen Equities, LLC application.

Resolution No. 5 *Planning Board of the Village of South Blooming Grove regarding Keen Equities, LLC application requiring approval through the Special Use Permit process and referring the application to the Village Board of Trustees. Motion to approve made by Member Campbell and seconded by Member Corrado. 4 Ayes, 3 Absent- Member Torpey, Alternate Member Kimball and Alternate Member Corrallo.*

- 2015 Planning Board Meeting Calendar. The board reviewed the calendar of meeting dates for 2015. Motion to accept the schedule made by Member Campbell, seconded by Member Aleixo. 4 Ayes, 3 Absent- Member Torpey, Alternate Member Kimball and Alternate Member Corrallo.

➤ **New Business:**

- None.

➤ **Public Comments:**

- Simon Gelb, Monroe, NY, based on VSBG Zoning Table of General Use Requirements, Attachment 1, states Mixed-use building (retail/office/residential) requires VB Special Permit but the Clovewood project is proposing Membership club, restaurant, personal service and trade or vocational school which only requires a PB Conditional Use permit from his interpretation. Based on his interpretation does not feel that VB Special Permit is required.
- Jimmy Lofranco, Hawthorne Drive, Monroe, NY, asked how many acres the Clovewood project would be.
- Celia Santer, Duell Avenue, Monroe, NY, asked how much water would be used and has an environmental review been completed.
- Tom Coleman, Strawberry Lane, Monroe, NY, asked who can actually buy the houses.

➤ **Next Meeting Date:**

- Next meeting scheduled will be January 8, 2015.

➤ **Close Meeting:**

- Motion to close meeting made by Member Aleixo at 8:06 p.m. and seconded by Member Corrado. 4 Ayes, 3 absent – Member Torpey, Alternate Member Kimball and Alternate Member Corrallo.

Minutes respectfully submitted by:
Kendra Percarpio – Clerk to Planning Board