

**Village of South Blooming Grove  
Planning Board Minutes  
December 14, 2011  
7:00 P.M.**

➤ **Call to order:**

- Chairman Julius Sas called to order the Planning Board at 7:03pm on October 12, 2011, 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
  - James Campbell- Member
  - Robert Corrado-Member
  - Ronald Torpey – Member
  - Manny Aleixo – Member

➤ **Also Present:**

- Richard Liberth- Village Counsel
- Celina Rofer – Deputy Clerk

➤ **Absent:**

- Joe McKay, Esq.- Village Counsel
- Dennis Lynch, Esq.- Village Counsel
- James Farr, P.E.- Village Engineer
- Bob Geneslaw – Planner

➤ **Public Hearing:**

- Robert Corrado- 31 Mountain Road, Monroe, NY- Subdivision Application (Robert Corrado recused himself and sat in the audience.)
  - Chairman Sas opened the public hearing at 7:06pm.
  - Chairman Sas mentioned the need for setbacks to be reflected on the final plat, as per James Farr, P.E. Village Engineer.
  - Attorney Liberth stated the need for a written and notarized agreement with regard to the shared driveway.
  - Robert Corrado, applicant, agreed to write up a shared driveway agreement to be presented to Attorney McKay and include the setbacks, given to him by Chairman Sas, on the final plat.
  - *Motion to approve the Corrado Preliminary Plat made by Member Manny Aleixo and seconded by Member Ronald Torpey. 4 Ayes, 1 Abstain (Corrado)*
  - Chairman Sas closed the public hearing at 7:11pm.

➤ **Adoption of Minutes:**

- Member Robert Corrado motioned to approve the minutes of October 26, 2011 and seconded by Member Ronald Torpey 5 Ayes.

**Village of South Blooming Grove  
Planning Board Minutes  
December 14, 2011  
7:00 P.M.**

➤ **Public Comment:**

- None

➤ **New business:**

- New application: Ingrasci/Barillaro- Accessory Apartment
  - Chairman Sas opened the discussion by asking who will be living in the apartment. Applicant Barillaro replied that her brother and cousin will be living in the apartment. Attorney Liberth confirmed that the occupant must be a family member.
  - Chairman Sas asked for the square footage of the living space of the apartment and stated that 25% of the entire square footage of the home is allowed for the accessory apartment and must be over 300 square feet. Applicant agreed to provide. Chairman Sas also reminded the applicant of the need for smoke and carbon monoxide detectors and that if the Planning Board does approve the application; it still must receive the approval from the building department and be issued a Certificate of Occupancy.
  - **Resolution #7-** Verbal Resolution designating the Planning Board as lead agency, determining that the proposed action is subject to SEQRA review; and preliminarily classifying the proposed as an unlisted action.
    - *Motion made by Member Manny Aleixo and seconded by member Robert Corrado. 5 Ayes.*
- 2012 Planning Board Meeting Calendar
  - The board reviewed the proposed meeting calendar for 2012 and noted that the meetings should fall on the second and fourth Wednesday of the month.
  - Motion to approve the 2012 Planning Board Meeting Calendar with corrections made by Chairman Sas and seconded by Member MannyAleixo. 5 Ayes.
- Project Final Approval Checklist
  - A Project Final Approval Checklist was provided to review and discuss to ensure all necessary steps are taken during the application process. Member James Campbell suggested that the board requires consultants to submit bills in a timely manner.

**Village of South Blooming Grove  
Planning Board Minutes  
December 14, 2011  
7:00 P.M.**

➤ **Correspondence:**

- None

➤ **Next Meeting Date:**

- Next meeting scheduled for January 11, 2012.

➤ **Chairperson & Member Comments:**

- Motion to close meeting made by Member James Campbell at 7:39PM and seconded by Member Ronald Torpey Member. 5 Ayes

Minutes respectfully submitted by:

Celina Rofer – Deputy Clerk