

**Village of South Blooming Grove  
Planning Board Work Session  
Meeting Minutes  
December 5, 2019  
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Work Session at 7:01 p.m. on December 5, 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
  - Daniel Kraushaar, Esq. – Special Counsel
  - Michael Weeks – Village Engineer
  
- Absent
  - John Giovagnoli – Member
  - Michelle Rivera – Member
  - Raleem Brodhead Moses – Alternate Member
  - Bonnie Franson – Village Planner

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements

➤ **Correspondence:**

- *Letter with revised Site Plans for 815 Route 208 Project received November 20, 2019*
- *Letter of transmittal with revised Basement Site Plan for Stonegate Drive application received November 20, 2019*
- *Developer's agreement for 17 Sleepy Hollow received November 21, 2019*
- *Technical comments received from Bonnie Franson on November 25, 2019 for Metro Assets Phase II*

➤ **Business:**

**17 Sleepy Hollow**

- Chairperson Douglas asked if the Developer's Agreement for 17 Sleepy Hollow had been finalized.
- Daniel Kraushaar, Esq reviewed the final revisions for the Developer's Agreement for landscaping at 17 Sleepy Hollow.
- Agreement to include the actual planting design, submission of security escrow payable to the Village of South Blooming Grove, and the planting season to date to be effective December 2021.

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- Recording fees to the Orange County Clerk and any final bills are to be submitted prior to issuance of the certificate of occupancy.
- A final walkthrough to ensure all conditions have been met to occur prior to certificate of occupancy being issued.

**815 Route 208**

- Jay Myrow, Esq. introduced himself as the attorney for the 815 Route 208 project and inquired about the progress of the application.
- Member Vogelsberg explained the board's opinion regarding the proposed building height and the character of the area.
- Mr. Myrow reviewed the Village of South Blooming Grove Zoning Map and Code with the Planning Board. Expressed opinion that a three-story building is appropriate within the area based on the zoning code.
- The Planning Board had requested at July 18, 2019 meeting that the applicant consider lowering the proposed building to a two and half story building, stating that a single tall building would not fit within the character of the area. Member Aleixo reviewed how the village had adopted the commercial zoning code.
- Member Vogelsberg offered that the professional comments had not been received for the most recent application received on November 20, 2019.
- David Niemotko, P.C. explained the property owner is not interested in the lower height option. Offered that he, as architect, has made multiple revisions to make the building not look like a three-story wall to appease the board.
- Mr. Niemotko expressed disagreement with the comments submitted by the chief of the South Blooming Grove Fire Department.
- Member Vogelsberg expressed concern with traffic and parking regarding the Fire Department.
- Mr. Niemotko offered different suggestions to regulate parking and access for emergency vehicles.
- The applicant proposes five retail stores on the first floor, five offices on the second floor and five offices on the third floor. Member Aleixo inquired if the elimination of the third floor would impact the project. Mr. Myrow offered that he had discussed eliminating the third floor with his client. The client has stated that eliminating the third floor would have a significant financial impact on the project and is not interested in this proposal.
- Mr. Myrow was given a copy of the South Blooming Grove Fire Department comments.
- Applicant to appear at next meeting after professional comments have been received.

**Stonegate Drive**

- Engineer Mike Morgante has requested, via email on November 22, that the scheduled public hearing for the Stonegate Drive application be moved from January 16, 2020 to the December 19, 2019 meeting.
- The date change request received by email on November 22 would need to be reviewed at the current meeting, December 5, not leaving enough time for all interested parties to receive notice.
- The scheduled meeting date will remain January 16, 2020.

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Metro Assets

- Metro Assets Phase II has been referred to the ZBA for multiple variances. The Zoning Board cannot take any action on the variance requests until the Planning Board has made their SEQRA determination.
- The applicant will need to submit an application to the ZBA.

➤ **Adjournment:**

- Motion to enter into executive session with counsel to discuss possible litigation at 8:09 p.m. by Chairperson Douglas, seconded by Member Vogelsberg. *3 Ayes, 0 Nays, 2 Absent.*
- Motion to exit out of attorney/client session at 8:48 p.m. by Chairperson Douglas, seconded by Member Vogelsberg. *3 Ayes, 0 Nays, 2 Absent.*

➤ **Close Meeting:**

- Motion to close the meeting by Chairperson Douglas at 8:48 p.m., seconded by Member Aleixo *3 Ayes, 2 Absent.*

Minutes respectfully submitted by:  
Christine Bodeker – Deputy Clerk