

**Village of South Blooming Grove  
Planning Board  
Work Session  
Meeting Minutes  
December 6, 2018  
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Work Session at 7:00 p.m. on December 6, 2018, 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
  - Manny Aleixo – Member
  - Eric Vogelsberg –Member
  - John Giovagnoli – Member
  - Michelle Rivera – Member
  - Raleem Brodhead Moses -- Alternate Member
- Also Present:
  - Dennis Lynch, Esq. – Special Counsel
  - Bonnie Franson – Village Planner
- Absent
  - Michael Weeks – Village Engineer

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from October 18, 2018 by Chairperson Douglas, seconded by Member Giovagnoli. *5 Ayes, 0 Nays.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Correspondence:**

- *Letter from Arden Consulting Engineers regarding the surface water quality overlay for the Stonegate Drive application, received November 20, 2018.*
- *Letter and updated site plan from David Niemotko, Architect for the 815 Route 208 application, received November 20, 2018.*
- *Notice of December 11, 2018 Public Hearing from the County of Orange Planning Board regarding updates to the County Comprehensive Plan, received December 4, 2018.*
- *Technical Comments for Stonegate Drive, LLC application received from Village Planner on December 6, 2018*

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- *Technical Comments for 815 Route 208 application received from Village Planner on December 6, 2018*

➤ **Discussion:**

Stonegate Drive Application

- Planning Board reviewed the updated site plan that was submitted for Stonegate Drive and determined that the application requires more information.
- Village Planner reviewed technical comments for the Stonegate Drive application.
- Member Vogelsberg requested additional information regarding the 100 foot buffer in the overlay district.
- Established that the site plan map needs to be updated.
- Member Giovagnoli determined the current plans may require the applicant apply for special permit.
- Planning Board established that the maps require updated information regarding the overlay district.

815 Route 208 Application

- Planning Board reviewed the updated site plan that was submitted for the 815 Route 208 application.
- Member Giovagnoli requests applicant submit artistic renderings.
- Planning Board requests that the map is updated showing the Village of South Blooming Grove Fire Department.
- Member Giovagnoli mentioned the proposed structure is 85 feet from the property line rather than required 100 feet and may require a variance.
- Planning Board reviewed proposed parking, determined more information is needed. The board is requesting the applicant provide details as to what kind of business will be in the building, e.g. retail, medical, etc.
- Applicant needs to provide height details to elevations on site plans.
- Environmental Review is required.
- Traffic Study is needed.

➤ **New Business:**

- **Resolution No. (6) of 2018** – of the Village of South Blooming Grove Planning Board regarding the 2019 Planning Board Meeting Calendar. *Resolution passed 5 Ayes, Chairperson Douglas, Member Rivera, Member Giovagnoli, Member Vogelsberg, Member Aleixo, 0 Nays.*

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➤ **Next Meeting Date:**

- Planning Board Meeting scheduled for December 20, 2018.

➤ **Close Meeting:**

- Motion to enter into executive session made by Chairperson Douglas at 8:12 p.m., seconded by Trustee Giovagnoli. *5 Ayes, 0 Nays.*
- Motion to exit the executive session made by Chairperson Douglas at 8:49 p.m., seconded by Trustee Vogelsberg. *5 Ayes, 0 Nays.*
- Motion to close meeting made by Chairperson Douglas at 8:50 p.m., seconded by Trustee Vogelsberg. *5 Ayes, 0 Nays.*

Minutes respectfully submitted by:  
Christine Bodeker – Deputy Clerk