

**Village of South Blooming Grove
Planning Board
Public Hearing Minutes
December 11, 2014
7:01 P.M.**

➤ **Call to order:**

- Chairperson Sas called to order the Public Hearing regarding an application by ARA Bagels, Inc. for site plan approval of the parcel of real property situated at Section 214, Block 1, Lot 22 in the Village of South Blooming Grove, said lot also being known as 815 State Route 208 at 7:04 pm on December 11, 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.

➤ **Public Hearing**

- Jonathan Cella applicant's engineer presented plans for ARA Bagel Shop.

➤ **Public Comments**

- Dan Viola, Duell Avenue, Monroe, NY, stated is concerned that if the Bagel Shop does open the additional traffic. As of right now, traffic is a nightmare. What about the additional water/sewer? What about environmental waste? The drive through noise is an issue. What about parking?
- Celia Santer, Duell Avenue, Monroe, NY, state that she has lived here for 41 years concerned about the noise and pollution impact.
- Christina Amato, Ft. Worth Place, Monroe, NY, stated that she has lived here for 9 years and feels that it is in the best interest of the village not to approve the Bagel Shop since it will be the demise of businesses in the village and possibly lose our current deli. We need a bank. Wanted to know if this was a waste of her time. We need to do what is in the best interest of the village. What is the purpose of the Planning Board? This is a small community we do not need another bagel store. What about the traffic?
- Robert Black, Lake Shore Drive, Monroe, NY, concerned about the noise factor such as emptying of dumpster. Parking spots – how many?
- Jimmy Lofranco, Hawthorne Drive, Monroe, NY, stated that by opening Bagel Boys will damage the pizzeria.
- Antonio Ramirez, Lake Shore Drive, Monroe, NY, asked if there was a time limit on construction. When does site plan approval happen? Is there a building permit now?
- Cole Jujera, Rt. 208, Monroe, NY, asked about the water/sewer capacity? Any details on the environmental impact study? What are the socio-economic impacts? “Are the impacts going to be swept under the rug?”

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- Christine Ramirez, Lake Shore Drive, Monroe, NY, asked if parking will be an issue when it is busy.

➤ **Additional Comments**

- Special Counsel Lynch stated that there would be a subsequent meeting(s) hearing. Made a list of the public comment issues and would provide that list to the Planning Board and the applicant. The issues are as follows: 1. Traffic circulation within the site. 2. Traffic to and from the site. 3. Impact on socio-economic conditions in village. 4. Impact on sanitary sewer issues from waste generation from the site. 5. Impact of noise generated from the site (e.g. drive through speakers). 6. Impact on water supply. 7. Impact on use of limited sewer capacity potential if this project is approved. 8. Real property tax impact if project proceeds. 9. Visual impact. 10. Impact on immediate surrounding neighbors.

➤ **Correspondence**

- No correspondence.

➤ **Close**

- Motion to close the public hearing but to allow written comments from the public for ten (10) days by Member Corrado, seconded by Member Aleixo at 7:35 p.m. 4 Ayes.

Minutes respectfully submitted by:
Kendra Percarpio, Clerk to Boards