

**Village of South Blooming Grove  
Planning Board  
Regular Meeting  
December 17, 2020  
7:00 P.M.**

**This Planning Board Meeting was held REMOTELY BY ZOOM**

**Call to order:**

- Chairperson Douglas called to order the Planning Board Regular Meeting at 7:02 p.m. on December 17, 2020, broadcast via Zoom for 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.
  - Chairperson Douglas conducted a roll call. The following persons were present:
    - Manny Aleixo – Member
    - John Giovagnoli – Member
    - Eric Vogelsberg – Member
    - Michelle Rivera – Member
    - Simon Schwartz – Alternate Member
    - Daniel Kraushaar, Esq. – Special Counsel
    - Al Fusco – Village Engineer
  - Absent:
    - Raleem Broadhead Moses – Alternate Member
  - Also, in attendance:
    - Michael Morgante P.E. – Engineer to the Applicant
    - Phil Greely – Maser Consulting

➤ **Correspondence:**

- *Letter of transmittal received from Michael Morgante of Arden Consultants on November 20, 2020 for South Blooming Grove Business Park Project*
- *Site Plan Application received from Cheskel Schwimmer of Route 208 Holdings LLC, November 20, 2020 for South Blooming Grove Business Park*
- *Full EAF for South Blooming Grove Business Park*
- *Technical comments received from Planner Al Fusco, Fusco Engineering on December 15, 2020 for SBG Business Park project*
- *Technical comments received from Engineer Al Fusco, Fusco Engineering on December 15, 2020 for SBG Business Park project*
- *Technical review comments received December 15, 2020 from Al Fusco, Fusco Engineering for 94 Duellk Avenue project*

○ **Adoption of Minutes:**

- Motion to adopt meeting minutes for regular meeting from August 6, 2020 by Chairperson Douglas, seconded by Member Vogelsberg. *4 Ayes, 0 Nays, 1 Abstain.*
- Motion to adopt meeting minutes from public hearings 1-4 August 6, 2020 by Chairperson Douglas, seconded by Member Aliexo. *4 Ayes, 0 Nays, 1 Abstain.*
- Motion to adopt the meeting minutes from November 5, 2020 by Chairperson Douglas, seconded by Member Aleixo. *4 Ayes, 0 Nays, 1 Abstain.*

○ **New Business**

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- Chairperson Douglas presented the board with the new meeting schedule for 2021. Resolution (17) of 2020 – Motion to adopt the Planning Board Meeting Schedule for 2021 was made by Chairperson Douglas, seconded by Member Aleixo. *5 Ayes, 0 Nays.*

**South Blooming Grove Business Park**

- Mike Morgante, P.E. presented the proposed project submitted on November 20, 2020 for the South Blooming Grove Business Park.
- Mr. Morgante reviewed the village maps, Mr. Kraushaar inquired about the property lines and annexation of the Reiger parcel. Mr. Morgante explained the project encompasses two lots and the applicant will be applying for a lot line removal to make one parcel. All proposed property is located within the Village of South Blooming Grove.
- The property falls within the village ORI zone.
- The applicant plans to remove four existing buildings.
- Discussion ensued about the water main that runs along the property. Property contains a flood zone and any existing wetland are being flagged. The property crosses the Satterly Creek.
- Mr. Kraushaar asked for clarification of the types of wetlands.
- Next submittal will include all habitat studies. Project is in the concept plan phase at this time. Project is being surveyed and applicant is working with the Army Corps of Engineers. The site was previously considered for development of a casino (2014).
- Property is located within the 100-year flood plain, the Surface Water Overlay District, the Significant Biological Overlay District, the Ridgeline Overlay District, and the Scenic Viewshed.
- Applicant will look at how the overlays will impact the design of the project and will present accordingly to the Planning Board.
- Project contains 2 three story buildings each 26,000 square foot footprint. Each building will include a basement used exclusively for storage.
- Entrance from Museum Village Road with a turnout to Route 208. Two loading areas, truck circulation to both Museum Village Road and Route 208. Project will require Museum Village Road to be widened.
- Parking required is 520 with 540 spots provided. Parking based on 156,000 square feet calculation. Basement square footage not included in the calculation.
- Member Aleixo asked about 156,000 square feet calculation.
- Proposed traffic light to be installed by the developer at the intersection of Route 208 and Museum Village Road.
- Property is located on 42-44 acres.
- Mr. Kraushaar deemed the project a Type One action for SEQR.
- Member Aleixo enquired how much of the parcel will the business park encompass, Mr. Morgante offered approximately 10 acres would be disturbed with 75% of the site remaining undisturbed.
- Subsequent plans will describe phases upon which the project will be developed.
- The applicant is working to determine owns the water main, the applicant will petition the village to join the water district. If unable to join the municipal water and sewer district, the applicant will drill for wells and install a pump station.
- Mr. Morgante provided an aerial view of the site to further show how the applicant is redeveloping land that has already been developed. The balance of the development is in the

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northern portion of the parcel. The applicant is working to limit the amount of disturbance as much as possible with 75% of the parcel remaining in its natural state.

- Phil Greeley of Maser Traffic Consultants reported traffic information for the South Blooming Grove Business Park.
- Project has been assigned a SEQR number by the NYS DOT.
- DOT requires limited breaks in the state highway Route 208.
- Route 208 would need to be widened to have a right-hand turn lane for the development.
- DOT prefers exit from development on to Museum Village Road.
- Applicant is proposing a portion of Rout 208 is widened to 3 lanes so as to contain left turn lanes and right turn exits.
- Based on the size of the project, the warrants determine a traffic light would be needed.
- Member Giovagnoli asked who owns the property at the south portion of the parcel. The applicant has not confirmed who owns the parcel.
- Museum Village Road is maintained by the Town of Blooming Grove.
- A portion of the land included in the project will be dedicated to the state to widen Route 208.
- The improvement will help some of the existing traffic issues.
- Proposal has been submitted to DOT and is in preliminary stages.
- Al Fusco, Engineer discussed the need for the traffic signal at this intersection.
- Mr. Greeley further reviewed Mr. Fusco's technical comments.
- Member Aleixo asked if the applicant expects a traffic light to materialize at the Museum Village Road and Route 208 intersection. Mr. Greeley explained the applicant will be funding the traffic light as a necessary improvement for the project to take place and therefore does not need funding from NYS DOT. Since the applicant would be funding the traffic light,
- Chairperson Douglas asked if the widening of Museum Village Road will be funded by the applicant? Mr. Greeley offered that the right of way is being determined by the surveyor and will address what needs to be completed by the applicant or the DOT.
- The project will need two traffic signals and if they meet the DOT warrants, the lights will be coordinated to run smoothly.
- Mr. Kraushaar asked if Museum Village Road has a weight limitation. Mr. Greeley informed that a portion of the road is weight restricted, but the portion of the road near the project appears to not be weight restricted.
- Water usage issues were addressed, the applicant was asked what the proposed use will be.
- Member Aleixo mentioned the proposed potential need of ten thousand gallons per day per code. With such need, the applicant would need to develop a water supply system.
- Member Giovagnoli expressed the concern of limited water in the area. Although the applicant may create a water supply system, they would need to investigate how that system may affect the local water supply. The applicant needs to ensure that residents would not be impacted since they would be drawing from the same water table.
- Chairperson Douglas asked how the applicant would be able to provide the needed water, Mr. Morgante offered the applicant is willing to develop its own water supply system.
- Mr. Kraushaar explained that usage needs to be provided to the board.
- Ms. Douglas enquired about fire protection. Mr. Fusco advised the applicant would need to provide architectural drawings to determine the proper firematics.
- Mr. Morgante provided renderings for the board and all participants to view.

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- Projected use is retail and commercial.
- Mr. Kraushaar offered open issues include weight limitations on Museum Village Road, the potential need for second traffic light, the likelihood of NYSDOT with entrances and exits on Route 208, potential issues on the various overlay districts and potential water issues.
- Mr. Fusco requested permission to contact Mr. Morgante and meet with thw applicant.
- Member Aleixo offered that the applicant should address Mr. Fusco’s comments first prior to arranging any meetings.
- Mr. Kraushaar explained that Mr. Fusco could have done the same in a CDRC meeting and therefore there is no ethical issue preventing the applicant and the engineer from meeting.
- The time for a CDRC has passed and Mr. Kraushaar explained that it is best to have the applicant respond to Mr. Fusco’s comments prior to meeting with applicant.

**815 Route 208**

- Member Vogelsberg asked if any response was received from the applicant regarding the discussed points from the November meeting. The applicant has provided no follow-up.
- Member Vogelsberg asked if a violation notice has been issued for the busses parked in the 815 Route 208 parking lot. A violation has been issued to the property owner.
- The applicant was advised to apply for a Special Use Permit.
- Matter to be addressed by the code enforcement officer.

**94 Duelk Avenue**

- The board expressed concern about the building height, questioned if the height of the home is what is approved by the planning board.
- Member Rivera will follow up with the code enforcement officer.

➤ **Public Comments**

- Bonnie Rum asked if the 94 Duelk project had all building permits in place,
- Dawn Salka asked how the drilling of wells for the South Blooming Grove Business Park will affect the water of neighboring properties. She also expressed concern for the volume of traffic a project of this size would generate Ms. Salka questioned the board regarding the demolition of the home at 94 Duelk, asked if a demotion permit was obtained. Further asked if the owner needs to apply for a new building permit after the demolition took place. Ms. Salka was advised to direct her questions to the building department.
- Cathy Stegenga asked if there were any residents living at 94 Duelk. There are no residents currently in the 94 Duelk home.
- Anne Marie Breheny inquired about the school busses that are currently parked at the 815 Route 208 parking lot; asked why the busses have not been towed. Mr. Kraushaar explained that the owner of the property had been issue a violation notice and that the matter may possibly go to court.
- Bonnie Rum expressed concern about the busses parked at the 815 Route 208 site.
- John Salka offered opinion that the school busses parked at 815 Route 208 presented an issue with visibility for the fire department. The police have stated the lot is private property and

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referred to the DOT. DOT deemed the issue a police matter. Mr. Salka explained to the board that the busses block the view of emergency vehicles trying to exit onto Route 208.

○ **Next Meeting:**

- Next scheduled meetings are January 5, continued Clovewood Public Hearing and Planning Board Work Session scheduled for January 7

○ **Board Member Comments**

- Member Giovagnoli suggested the Village Board consider a Building Moratorium. Natural resources are not available and expressed a need for a moratorium to assess how building can be done responsibly.
- Mr. Kraushaar explained that the Village Board would need to enact any kind of building moratorium.

○ **Adjournment:**

- Motion to close the meeting by Chairperson Douglas at 9:02 p.m., seconded by Member Giovagnoli. *5 Ayes, 0 Nays.*

Minutes respectfully submitted by:  
Christine Bodeker – Deputy Clerk