

**Village of South Blooming Grove  
Planning Board Meeting Minutes  
December 19, 2019  
7:00 P.M.**

**Call to order:**

- Chairperson Douglas called to order the Planning Board Work Session at 7:05 p.m. on December 19, 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
  - Manny Aleixo – Member
  - John Giovagnoli – Member
  - Michelle Rivera – Member
  - Raleem Brodhead Moses – Alternate Member
  - Dennis Lynch, Esq. – Special Counsel
  - Michael Weeks – Village Engineer
  - Bonnie Franson – Village Planner
- Absent
  - Eric Vogelsberg –Member

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from November 21, 2019 by Chairperson Douglas, seconded by Member Rivera. *5 Ayes, 0 Nays.*
- Adoption of meeting minutes from December 5, 2019 deferred to next meeting.

➤ **Correspondence:**

- *Lighting and Landscaping Plan for 815 Route 208 received December 9, 2019*
- *Technical comments for 815 Route 208 received on December 12, 2019 from Mike Weeks, of McGoey, Hauser and Edsall*
- *Revised Developer's agreement for 17 Sleepy Hollow received December 10, 2019*

➤ **Business:**

**815 Route 208**

- Chairperson Douglas asked Mike Weeks to review point three on December 12 comments. Offered the opinion that more a detailed traffic study is needed at the intersection, left turns should be addressed, proposed a traffic triangle at the parking lot entrance.
- David Niemotko, P.C. requested if the applicant could reach out to the Department of Transportation. The applicant will be contacting the DOT.
- Mr. Lynch offered the Planning Board can review from an Architectural Review Board point of view. Mr. Lynch advised that the professionals should provide what is missing from the architectural viewpoint. Comments should be given to the applicant for review at the January 2 work session.

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- Additional information is requested from the applicant regarding the stormwater report.
- Mr. Niemotko asked what the board is requesting in the visual assessment. Current renderings do not show enough detail. The applicant is asked to provide streetscape views with existing buildings. Additionally, vantage points of view from north and south Route 208, Duell Avenue and Lake Shore Drives are requested.
- Member Rivera asked the applicant if the bus policy that was enacted in September 2019 was in effect when the most recent traffic study was completed. Mr. Niemotko will contact the consultant from Maser and will provide such details to the board.
- Mr. Lynch offered that he will review with Mayor LoFranco the details regarding the fire department lane.
- Delivery loading accommodations require review. Proposed space cannot accommodate tractor trailers. Mr. Niemotko explained that the applicant will not permit deliveries from vehicles over 30 feet in length. The board to discuss with the village attorney regarding restrictions for deliveries and parking.
- Mr. Niemotko offered that permeable pavers will be used for stormwater management.
- Ms. Douglas expressed concern about water usage. When the village is on water restriction, does the applicant have a plan how they will adhere to water restrictions? Applicant will have to demonstrate that there is adequate water capacity to provide for the proposed number of tenants.
- Does the applicant have adequate water for a sprinkler system?
- The applicant is continuing to apply for a three-story building.
- For the next board meeting the applicant is asked to provide detailed visual impact renderings and requested information from the traffic study pertaining to a dedicated fire lane.

17 Sleepy Hollow

- The trees have been planted by the property owner. The two-year deadline will be effective from December 19.
- Arrangements to be made to have the applicant sign the Developer's Agreement.

Stonegate Drive

- Member Aleixo provided a review of the basement use per discussions with Michael Morgante, the applicant's engineer. The basement will have no option for expansion. The basement will have limited use and cannot be used for storage, details to be listed on the site plan.
- Member Aleixo offered that the Planning Board would like to work with the applicant to provide a good space that will generate revenue for the village.
- Permission to add a basement to this project will not set a precedent. This offer is made because the applicant removed the proposed third floor and is a compromise for limited mechanical use and a crawl space.
- The appropriate amount of parking spaces has been allocated.
- Any restrictions are put on the plans and will follow the building, not the property owner.
- Since the basement will not be used, the board will waive any need for additional parking space.
- Member Broadhead Moses inquired if the basement is in the flood plain; Mr. Weeks advised that the basement will not be in the flood plain.

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➤ **Next Meeting Date:**

- The next Planning Board Work Session is scheduled for January 2, 2020.

➤ **Public Comment:**

- No public comments.

➤ **Close Meeting:**

- Motion to close the meeting by Chairperson Douglas at 8:19 p.m., seconded by Member Giovagnoli. *5 Ayes, 0 Nays.*

Minutes respectfully submitted by:  
Christine Bodeker – Deputy Clerk