

**Village of South Blooming Grove
Planning Board
Meeting Minutes
December 20, 2018
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Regular Meeting at 7:40 p.m. on December 20, 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
 - John Giovagnoli – Member
 - Raleem Brodhead Moses -- Alternate Member
- Also Present
 - Dennis Lynch, Esq. – Special Counsel
 - Michael Weeks – Village Engineer
 - Bonnie Franson – Village Planner
- Absent
 - Manny Aleixo – Member
 - Eric Vogelsberg –Member
 - Michelle Rivera – Member

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from December 06, 2018 by Chairperson Douglas, seconded by Member Giovagnoli. *3 Ayes, 0 Nays, 2 Absent.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Discussion:**

Stonegate Drive Application

- Project engineer Michael Morgante presented revised site plan for Stonegate Drive application.
- Planning Board reviewed the updated site plan that was submitted for Stonegate Drive and determined that the footprint has been reduced and is now a proposed two story building.
- Village Engineer Michael Weeks reviewed engineering technical comments.
- Village Planner Bonnie Weeks reviewed planning technical comments.
- Planning Board reviewed the proposed amount of parking; requested justification for waiving of proposed number of parking spaces.

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- The Planning Board requests that the applicant provide information regarding what type of tenants will occupy the building.
- Planning Board advised that no storage or business can be run from a basement if one is added to the plans.
- Planning Board requested that the applicant submit a new site plan with the updates discussed at this meeting.

815 Route 208 Application

- Architect David Niemotko presented the revised site plan for the 815 Route 208 application and addressed the comments received from Village Planner and Village Engineer.
- Applicant is to provide renderings of the project at a future date.
- Planning Board reviewed the updated site plan and has requested details on the nature of the businesses that will be in the building, e.g. retail, offices etc.
- Chairperson Douglas asked about amount of parking needed for proposed project and expressed concern over parking carrying over to South Blooming Grove Fire District.
- Mr. Niemotko said the proposed building will not feature business that require food preparation.
- The Planning Board enquired about tractor trailers making deliveries to various retail establishments and how the parking area will be affected.
- Applicant will request a waiver for a biodiversity report.
- Building height not to exceed forty feet.
- Applicant to submit an updated site plan with proposed adjustments.

➤ **New Business:**

- No new business.

➤ **Correspondence:**

- *Technical Comments for Stonegate Drive, LLC application received from Village Engineer on December 17, 2018*
- *Technical Comments for 815 Route 208 application received from Village Engineer on December 17, 2018*
- *Revised site plan received December 20, 2018 from Arden Consulting regarding the Stonegate Drive application.*

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➤ **Next Meeting Date:**

- Planning Board Work Session scheduled for January 3, 2019.

➤ **Close Meeting:**

- Motion to enter into executive session made by Chairperson Douglas at 9:24 p.m., seconded by Trustee Giovagnoli. *3 Ayes, 0 Nays, 2 Absent.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk