

**Village of South Blooming Grove
Planning Board Meeting Minutes
February 20, 2020
7:00 P.M.**

Call to order:

- Chairperson Douglas called to order the Planning Board Meeting at 7:11 p.m. on February 20, 2020, 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
 - Michelle Rivera – Member
 - Raleem Brodhead Moses – Alternate Member
 - Dennis Lynch, Esq. – Special Counsel
 - Bonnie Franson – Village Planner
 - Andrew Warren – Senior Architect, McGoey Hauser Edsall
- Absent
 - John Giovagnoli – Member
 - Eric Vogelsberg – Member
 - Michael Weeks – Village Engineer

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from February 6, 2020 by Member Broadhead-Moses, seconded by Member Aleixo. *4 Ayes, 0 Nays, 1 Absent.*

➤ **Correspondence:**

- *Technical review comments received February 6, 2020, from Architect Andrew Warren, RA of McGoey, Hauser and Edsall for 815 Route 208*
- *Technical review comments received February 10, 2020, from Planner Bonnie Franson of Nelson Pope and Vorhees for Stonegate Drive LLC Application*
- *Revised Site Plan received February 12, 2020, for 94 Duellk Avenue application*
- *Technical review comments received February 19, 2020 from Mike Weeks of McGoey, Hauser and Edsall for 94 Duellk Avenue*
- *Technical review comments received February 20, 2020 from Kate Smith Orange County Planner for Stonegate Drive Application*

➤ **New Business**

Stonegate Drive

- Michael Morgante, P.E. stated that at the time he had nothing new submitted to the Planning Board but did want to address comments received from Orange County Planner.

**Village of South Blooming Grove
Planning Board Meeting Minutes
February 20, 2020
7:00 P.M.**

- Mr. Morgante questioned the wetlands proposal on the Orange County Planner's review. Planner Franson suggested the applicant include all responses when they submit the narrative.
- Member Aleixo asked Mr. Morgante if the Department of Transportation had given a review of the application to the applicant. Mr. Morgante will submit the DOT response letter to the clerk.
- Member Aleixo asked if the DOT has responded to the short or long EAF. Mr. Morgante offered that the DOT received the long EAF.
- .72 acres are impervious surface and .188 acres will be grass.
- Mr. Morgante asked how to apply for a permit to remove trees and clear the spot in preparation for building. Dennis Lynch, Esq. advised that it is not prohibitive for the board to authorize the clearing due to the restriction of tree removal from April 1 through November 1.
- SEQRA is not complete and may be impacted by tree removal. Planner Franson asked what kind and how many trees were to be removed; Mr. Morgante did not know.
- Mr. Morgante asked that a decision be made tonight, the board will address at the March 5, 2020 Work Session.
- Mr. Morgante asked if another public hearing would need to be scheduled.
- Member Aleixo offered that the negative declaration can be reviewed at the March 5, 2020 meeting.
- Member Aleixo offered that the applicant could research tree clearing companies in the time prior to the next meeting.
- Ms. Franson offered Chapter 176 of the Zoning Code regarding the clearing of trees.
- Mr. Lynch asked the board how they are leading towards a negative or positive declaration. Ms. Franson gave the opinion that nothing sounds like a negative declaration due to all the changes the applicant has made to the original application.
- The experts are still looking at the application, the direction appears to be a neg dec but will require more observation.
- Applicant asked if another mailing is required for the next Public Hearing. The board is of the opinion that since there was a considerable response to the January Public Hearing, the board will require the same mailing.

815 Route 208

- David Niemotko offered response to the architectural comments provided by McGoey, Hauser and Edsall architect Andrew Warren.
- Stephanie Tunic, Esq. asked for time to respond to the architectural comments as they were received at the meeting.
- Mr. Lynch offered that Village professionals should meet and provide a consensus to a viewpoint for the applicant to respond wholly.
- Member Aleixo offered the Architectural Review Board comments be addressed at the March 5, 2020 work session and plan to schedule a public hearing.
- Mr. Niemotko asked the board to review the landscaping plan.
- Mr. Niemotko to provide response to comments for the March 19, 2020 meeting.
- Planner Franson offered the applicant look at the section 235-14-2E of the Zoning Code with regards to the Planning Board determining where the building will go.

**Village of South Blooming Grove
Planning Board Meeting Minutes
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➤ **Public Comment:**

- Susan Blakeney – Offered that several comments were not reviewed by the applicant for the Stonegate Drive application. Asked if FEAF was the only studies done for the project, the board advised Ms. Blakeney that there have been extensive studies done and all records can be FOIL at Village Hall
- Ingrid Pappas – Asked if the height of the 815 Route 208 project has been reduced from proposed three stories. Currently it has not been reduced. Ms. Pappas asked if the building would be higher than it currently is, and the board responded yes, the building will be higher.
- Dennis Williams – Asked what kind of business is proposed in the new projects, the board stated they do not know what business is going into the buildings.
- Bill Finney – Mentioned that the removal trees is permanent and should be carefully reviewed before granted permission
- Bonnie Rum – Expressed concern about use of water at the Stonegate Drive property. Questioned if the traffic study is accurate as traffic patterns has changed recently.
- Lindsay Dixon – Expressed concerns over ground water.
- John Salka – As Fire Department Chief states visibility will be restricted with the proposed project at 815 Route 208. Expressed concern that volunteer firefighters will not be able to gain access to the fire department building. Water concerns.

➤ **Business:**

- Mr. Lynch offered that Clovewood has submitted an addendum to the revised DEIS on February 13, 2020 and will look to reschedule the next public hearing. Date has not been determined at this time.

➤ **Next Meeting Date:**

- The next Planning Board Work Session is scheduled for March 5, 2020.

➤ **Close Meeting:**

- Motion to close the meeting by Chairperson Douglas at 8:16 p.m., seconded by Member Aleixo.
4 Ayes, 0 Nays, 1 Absent.

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk