

**Village of South Blooming Grove
Planning Board Meeting Minutes
March 19, 2020
7:00 P.M.**

Call to order:

- Chairperson Douglas called to order the Planning Board Meeting at 7:02 p.m. on March 19, 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
 - Raleem Brodhead Moses – Alternate Member
 - Dan Kraushaar, Esq. – Special Counsel
 - Bonnie Franson – Village Planner
 - Michael Weeks – Village Engineer
- Absent
 - Michelle Rivera – Member
 - John Giovagnoli – Member
 - Eric Vogelsberg – Member

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from March 5, 2020 by Chairperson Douglas, seconded by Member Broadhead Moses. *3 Ayes, 0 Nays, 2 Absent.*

➤ **Correspondence:**

- *Memorandum from the Planning Board to the Village Board regarding water restrictions*

➤ **Business**

Stonegate Drive

- Engineer Mike Weeks reviewed the letter from Village Board Attorney Joe McKay responding to the Planning Board's inquiry about new construction and water usage.
- Member Broadhead Moses asked how the water usage is monitored.
- Mr. Weeks explained how the water usage was determined by the applicant and expressed the opinion that estimates appear reasonable for the proposed building use.
- Member Aleixo asked how the capacity would be met when there is a water main break or at a time of high usage.
- Mr. Weeks expressed the opinion that on an average day the village water system would be able to provide the needed water, but in the case of a water main break which occurs often, being able to provide adequate water would be an issue.
- Member Aleixo expressed the opinion that the village cannot predict when the capacity will not be adequate.

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- A water report is provided by McGoey, Hauer and Edsall to help determine capacity. Mr. Weeks explained he could provide data on capacity of all wells. The village water system has dealt with antiquated equipment, old and broken water meters.
- Dan Kraushaar, Esq. advised that the board needs to consider cumulative use and not just one application when determining the water usage.
- Bonnie Franson asked the applicant the type of water usage it proposes.
- Michael Morgante, P.E. offered that the application included a general retail use for water usage.
- Member Aleixo offered that water usage was not under review at this meeting but a request for a tree removal permit.
- Member Aleixo offered that the board provide a permit to remove trees and the conditional negative declaration be determined at the next planning board meeting.
- The board reviewed the steps that needed to be completed in order to receive the neg dec and determined that the applicant has followed all protocol needed.
- The project is a type II action.
- Engineer Mike Weeks offered that the traffic mitigation is still needed from the Department of Transportation.
- The board reviewed Erosion and Sediment Erosion Plan with Tree Removal Plans that were submitted on February 26, 2020.
- The board further opined about a conditional negative declaration. Discussion ensued how the tree removal would take place, demarcation of trees, limitation of disturbance and fencing.
- Tree removal will be done by chainsaw with minimal disturbance, no large removal machinery is to be used.
- Chairperson Douglas requested that a representative from Arden Consulting along with a Village engineer oversee the tree removal.
- Mr. Morgante explained that 27 trees are to be removed and all are under 8 inches in diameter.
- Final architectural design is to be determined by the Planning Board in order to receive site plan approval.
- No logging permit is needed to remove trees from the parcel but removed trees will follow the proposed landscaping plan as provided by Michael Morgante on February 26, 2020.
- Condition requirements to be listed in the Conditional Negative Declaration.
- Resolution (04) Conditional Negative Declaration is agreed upon, motion to accept made by Chairperson Douglas, seconded by Member Aleixo, 3 ayes, 0 nays.

➤ **Next Meeting Date:**

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

➤ **Close Meeting:**

- Motion to adjourn the meeting by Member Aleixo at 8:03 p.m., seconded by Member Broadhead-Moses. *3 Ayes, 0 Nays, 2 Absent.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk