

**Village of South Blooming Grove
Planning Board
Meeting Minutes
March 21, 2019
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Regular Meeting at 7:00 p.m. on March 21, 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
 - Eric Vogelsberg –Member
 - Raleem Brodhead Moses -- Alternate Member
- Also Present
 - Daniel Kraushaar, Esq. – Special Counsel
 - Michael Weeks – Village Engineer
- Absent
 - John Giovagnoli – Member
 - Michelle Rivera – Member
 - Bonnie Franson – Planner

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from January 17, 2019 by Member Aleixo, seconded by Member Vogelsberg. *3 Ayes, 0 Nays, 2 Absent.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Correspondence:**

- a. *Letter received February 11, 2019 from Steve Barshov regarding 17 Sleepy Hollow*
- b. *Revised Site Plan received February 20, 2019 for 815 Route 208*
- c. *Technical Comments received March 5, 2019 from McGoey, Hauser and Edsall regarding 13 Dallas Drive*
- d. *Technical comments received March 19, 2019 from McGoey, Hauser and Edsall regarding the 815 Route 208 application*
- e. *Technical comments received March 20, 2019 from Bonnie Franson regarding 815 Route 208*
- f. *Technical comments received March 21, 2019 from Bonnie Franson regarding 13 Dallas Drive*

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➤ **Board Comments**

- Special Counsel for the village will prepare a response to the 17 Sleepy Hollow correspondence.
- Special Counsel Kraushaar offered details on recommended fire zone with enforcement.

➤ **Discussion:**

815 Route 208

- Village Engineer Mike Weeks reviewed his technical comments and established that a visual assessment is required.
- Mr. Weeks further explained that the proposed height of the structure exceeds the zoning code requirement and if not adjusted will require a variance.
- Project representative David Niemotko presented revised site plan for 815 Route 208 application.
- Planning Board reviewed the updated site plan. Member Aleixo suggested reducing the height to two story building.
- Schematic floor plans for each floor are requested to determine if parking is adequate.
- Member Vogelsberg again requested the South Blooming Grove Fire Department be added to any site plans. Additionally the board requests future site plan submissions to include map note stating “No Tractor Trailers”.
- Mr. Niemotko offered that the square footage of the third floor has been reduced. Additionally the plans include sidewalks at the fifteen foot setback from Route 208.
- The board requests that when a traffic study is provided, the study should include impact along Route 208, signal would need improvements and a pedestrian crosswalk. They further requested the applicant and the Planning Board review together what will be included prior to ordering the study.
- Village Planner Bonnie Franson was not in attendance to review her comments. The board offered that Mr. Niemotko contact Ms. Franson to review her comments prior to making additional submissions and renderings.
- Mr. Niemotko told the Planning Board “The Planning Board is a technical review body and that the applicant is providing more than required parking.” Special Counsel Kraushaar corrected Mr. Niemotko advising that the “Planning Board is not just a technical review body, not a CDRC, that they are a Planning Board that review plans for not only compliance with code, but also health safety and welfare features. The professionals along with the building inspector would be the technical review board. The Planning Board is an approving board, not just a review board.” Mr. Niemotko expressed that he did not think this was correct.
- Mr. Niemotko offered that a portion of the parking will include a portion of the parking with pervious design.
- Member Aleixo suggested the South Blooming Grove Fire Department be contacted to review the application and discuss a dedicated fire zone.
- Applicant to provide details regarding tenants, address comments and traffic study upon next submission.

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➤ **Public Comments:**

- John Salka, Clove Road – Requested that the South Blooming Grove receive a copy of the traffic study. Speaking on behalf of the Fire Department, Mr. Salka advised that they will review plans for a proposed Fire Lane. Inquired about a water source and access from all sides that is needed to attack fires in a multiple story structure.
- Bill Finney, 3 Merriewold Lane South – Expressed concern about getting in and out of fire department parking lot due to parking issues. Offered opinion of proposed sidewalk along a state road.
- Dennis Williams, 371 Lake Shore Drive – Inquired how the parking allocation is calculated.
- Tim Sullivan, 355 Lake Shore Drive – Expressed concern about parking and accessibility for firefighters.

➤ **Next Meeting Date:**

- Planning Board Meeting scheduled for April 18, 2019.

➤ **Close Meeting:**

- Motion to enter into executive session to discuss potential conflict of interest by Member Vogelsberg at 8:16 p.m., seconded by Chairperson Douglas. *4 Ayes, 0 Nays, 2 Absent.*
- Motion to exit executive session by Member Vogelsberg at 8:48 p.m., seconded by Member Broadhead-Moses. *4 Ayes, 0 Nays, 2 Absent.*
- Motion to close the meeting by Member Vogelsberg at 8:48 p.m. *4 Ayes, 0 Nays, 2 Absent.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk