

**Village of South Blooming Grove
Planning Board Work Session
Meeting Minutes
March 5, 2020
7:00 P.M.**

➤ **Call to order:**

- Chairperson Donna Douglas called to order the Planning Board Work Session at 7:08 p.m. on March 5, 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
 - John Giovagnoli – Member
 - Manny Aleixo – Member
 - Eric Vogelsberg –Member
 - Raleem Broadhead Moses – Alternate Member
- Also Present
 - Daniel N. Kraushaar, Esq. – Special Counsel
 - Michael Weeks – Village Engineer
 - Bonnie Franson – Village Planner
- Absent
 - Michelle Rivera – Member

➤ **Adoption of Minutes:**

- Motion to adopt Regular Meeting minutes from February 20, 2020 by Chairperson Douglas, seconded by Member Aleixo. *3 Ayes, 0 Nays, 2 Abstain.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements

➤ **Correspondence:**

- *Letter of transmittal received February 26, 2020 from Michael Morgante of Arden Consulting Engineers*
- *Letter received on February 26, 2020 from Michael Morgante, P.E. regarding comments for Stonegate Drive LLC*
- *Revised Long EAF for Stonegate Drive LLC received February 26, 2020*
- *Letter received on February 26, 2020 from Maser Consultants regarding Department of Transportation requests for Stonegate Drive application*
- *Technical review comments received March 5, 2020 from Mike Weeks of McGoey, Hauser, and Edsall for Stonegate Drive*

➤ **New Business:**

- Resolution (03) – Accepting Amended Clovewood Project. *Motion made by Chairperson Douglas, seconded by Member Vogelsberg. 4 Ayes, 0 Nays.*

➤ **Discussion:**

Stonegate Drive

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- Member Aleixo asked the attorney for Stonegate Drive LLC, Eugene Grillo, Esq., if the Department of Transportation has responded to his submitted comments. Mr. Grillo noted that he has not received a formal response.
- Mr. Grillo asked if the Village has made any advancements towards a contribution for a traffic signal on Mountain Rd. Daniel Kraushaar, Esq. mentioned the possibility that the Planning Board consider a traffic monitoring agreement in addition to the developer's performance agreement. A traffic monitoring agreement typically entails that the Village's traffic consultant reviews the study performed by the owner's traffic consultant at a time agreed upon by both parties. The two consultants then decide the measures that might be required if the proposed project has a much greater impact on traffic than intended.
- Daniel Kraushaar, Esq. advised that the Planning Board consider the potential impact on traffic on Route 208.
- Bonnie Franson inquired about the potential impact of the traffic monitoring agreement on a negative declaration.
- Chairperson Douglas asked about Page 4 of the Full Environmental Assessment Form that mentions whether the proposed action will negatively affect any wetlands, water body, shoreline, or any beach area. Mr. Morgante confirms that the project will not involve any encroachment on the wetlands.
- Mike Weeks mentioned that typically a Jurisdictional Determination is requested to ensure that the wetlands line the applicant's scientist shows in the plan matches the Army Corps of Engineers' wetlands line. Mr. Morgante encourages the Planning Board to walk the site.
- Mike Weeks stated his comments on the letter of transmittal from Mr. Morgante of Arden Consulting Engineers. Mr. Weeks noted that there were inconsistencies in the dates set for permits to be made. Additionally, the Long Environmental Assessment Form asks if there is adequate water capacity to serve the project, and the answer has been checked as yes. The project property is in the Village water district, so the applicant has the right to enter into the water district. On the other hand, the Village is under water restrictions; when the water system is compared to current regulations, the Village does not have enough water to meet project demands.
- Member Aleixo requested a memorandum be sent to the Village Board seeking their advice with Planning Board projects and water restrictions.
- Bonnie Franson inquired if there is a wellhead located within 200 feet of the project. The project is not affected by the proposed local law for wellhead protection overlay.
- Mike Weeks offered the SWPPP plan that has been provided for this project is above and beyond what is required by the village.
- Member Aleixo reviewed items that need to be addressed prior to issuing a negative declaration. The board will wait to hear from the Village Board about water restrictions. The Planning Board also requests a JD letter from the Army Corps of Engineers, follow up on traffic monitoring, post construction agreement, and a response from the department of transportation. The board also requests that "No Storage in Basement" be added as a condition to the site plan.
- Member Aleixo asked about the lighting comments on the Orange County Planner GML review. It was determined that the comments had been addressed previously by the applicant.

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- Member Aleixo offered that the board needs additional review prior to granting a negative declaration. The board concurred with Member Aleixo that the application is not ready to grant a negative declaration.

17 Sleepy Hollow

- Chairperson Douglas reviewed with the board that all conditions required for the Certificate of Occupancy were completed.
- Member Broadhead-Moses reviewed Mike Weeks final notes on the project and determined the applicant had met all required conditions required by the Planning Board.

815 Route 208

- Dan Kraushaar addressed the letter submitted by Jay Myrow, Esq. at the meeting start. Mr. Myrow had asked to be placed on the upcoming Planning Board meeting.
- 815 Route 208 will be placed on the next Planning Board meeting provided comments are received from the village professionals.
- Applicant has asked for clarification of setbacks per the zoning code. The board considered that the applicant may need to provide two separate visual assessments for review by the board.

➤ **Next Meeting Date:**

- Planning Board Meeting 7:00 p.m., March 19, 2020

➤ **Close Meeting:**

- Motion to enter executive session by Chairperson Douglas at 8:42 p.m., seconded by Member Vogelsberg. *5 Ayes, 0 Nays.*
- Motion to exit executive session by Chairperson Douglas at 9:19 p.m., seconded by Member Vogelsberg. *5 Ayes, 0 Nays.*
- Motion to close the meeting by Chairperson Douglas at 9:19 p.m., seconded by Member Aleixo. *5 Ayes, 0 Nays.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk