

**Village of South Blooming Grove
Planning Board
Work Session Minutes
April 4, 2019
7:00 P.M.**

➤ **Call to order:**

- Member Aleixo called to order the Planning Board Work Session Meeting at 7:00 p.m. on April 4, 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. Member Aleixo opened the Board Meeting with the Pledge of Allegiance.

➤ **Roll call:**

- Member Aleixo conducted a roll call. The following persons were present:
 - John Giovagnoli – Member
 - Eric Vogelsberg –Member
 - Raleem Brodhead Moses -- Alternate Member
- Also Present
 - Dennis Lynch, Esq. – Special Counsel
 - Michael Weeks – Village Engineer
 - Bonnie Franson – Village Planner
- Absent
 - Donna Douglas – Chairperson
 - Michelle Rivera – Member

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from March 21, 2019 by Member Vogelsberg, seconded by Member Aleixo. *3 Ayes, 0 Nays, 1 Abstain, 2 Absent.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Correspondence:**

- *Letter from Steven Barshov regarding 17 Sleepy Hollow received March 19, 2019*
- *Revised Site Plan for Stonegate Drive received March 20, 2019*
- *Revised Site Plan for Metro Assets Phase II received March 20, 2019*
- *Technical Comments received on March 28, 2019 from McGoey, Hauser and Edsall Village Engineer regarding Metro Assets Phase II*
- *Technical Comments received on March 28, 2019 from McGoey, Hauser and Edsall regarding Stonegate Drive*

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➤ **Discussion:**

17 Sleepy Hollow Drive

- The Planning Board is in receipt of new application for 17 Sleepy Hollow, along with fees and escrow replenishment “paid under protest”. Special Counsel Lynch will respond to the applicant regarding the application.

Metro Assets Phase II

- The Planning Board is in receipt of a revised site plan for Metro Assets Phase II.
- Village Engineer Mike Weeks reviewed his technical comments and mentioned that the new site plan had significant revisions from the original application.
- Upon review of the new site plan, the board established that the application had changed substantially and requires a new EAF and SEQRA review. Application was deemed incomplete and will require the applicant to resubmit.
- Application will need a Conditional Use Permit.
- Transmission of new materials need to be redistributed to all agencies and requires a new declaration of Lead Agency.
- Member Aleixo deferred the request for two resolutions to the April 18 meeting; a Resolution for Transmission of New Materials to be Distributed to All Involved Agencies and a second Resolution for the Planning Board to Resolve to Transmit a Notice to Become Lead Agency.
- Planning Board determined the application is incomplete. The applicant to be advised what is required to make the application complete.

Stonegate Drive Application

- Planning Board reviewed the updated site plan that was submitted for Stonegate Drive. Additionally the applicant has submitted a traffic study and drainage analysis.
- Village Engineer Michael Weeks reviewed engineering technical comments, established that pedestrian traffic needs to be considered in the traffic study.
- Village Planner Bonnie Weeks will provide comments for the April 18 meeting.
- Phil Greeley, a representative from Maser Consulting will attend the next Planning Board meeting to discuss the traffic study. To date, nothing has been submitted to the Department of Transportation.
- Filling of the flood plain needs to be addressed on the site plan. Details on scale need to be reviewed.
- Applicant confirmed that the facade of the building will be the same on all four sides. Applicant is flexible on options for lighting and windows.
- Member Aleixo offered that the next site plan needs to show correct dates of submission.
- Reviewed the setbacks required for the loading area and dock. Turning radius must be able to accommodate a tractor trailer. Dimensions to be added to the site plans.
- Developers’ agreement will be required for traffic control per the Planning Board recommendation. Applicant expressed that the traffic currently requires the attention of the DOT without the completion of the project.

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13 Dallas Drive

- The Planning Board is in receipt of a letter from Building Inspector Jeanne Overson that included her interpretation of the Village of South Blooming Grove height requirements in the ridgeline overlay.
- The Planning Board listened to the interpretation of the zoning code regarding height requirements from the Village Planner and Village Engineer.
- Member Aleixo determined that since the interpretations differ, the matter would need review by the ZBA.
- **Resolution (01)** – Resolution of the Planning Board of the Village of South Blooming Grove Regarding an Appeal to the Zoning Board of Appeals. Member Aleixo made a motion to pass resolution, seconded by Member Giovagnoli. *Resolution passed, 4 Ayes, Member Aleixo, Member Vogelsberg, Member Giovagnoli, Alternate Member Broadhead-Moses, 0 Nays, 2 Absent, Chairperson Douglas, Member Rivera.*

➤ **Next Meeting Date:**

- Planning Board Meeting scheduled for April 18, 2019.

➤ **Close Meeting:**

- Motion to enter into executive session made by Member Vogelsberg at 8:07 p.m., seconded by Member Aleixo. *4 Ayes, 0 Nays, 2 Absent.*
- Motion to exit executive session made by Member Aleixo at 8:26 p.m., seconded by Member Vogelsberg. *4 Ayes, 0 Nays, 2 Absent.*
- Motion to close the meeting made by Member Vogelsberg at 8:26 p.m., seconded by Alternate Member Broadhead-Moses. *4 Ayes, 0 Nays, 2 Absent.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk