

**Village of South Blooming Grove
Planning Board Work Session
Meeting Minutes
May 2, 2019
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Work Session at 7:03 p.m. on May 2, 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
 - John Giovagnoli – Member
 - Eric Vogelsberg –Member
 - Michelle Rivera – Member (Left at 8:00 pm)
 - Raleem Brodhead Moses – Alternate Member
- Also Present
 - Dennis Lynch, Esq. – Special Counsel
 - Michael Weeks – Village Engineer
 - Bonnie Franson – Village Planner

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from April 4, 2019 by Chairperson Douglas, seconded by Member Vogelsberg. 4 Ayes, 0 Nays, 1 Abstain.

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements

➤ **Correspondence:**

- a. *Cloewood Revised DEIS received April 3, 2019*
- b. *Revised Site Plan for Stonegate Drive received April 8, 2019*
- c. *Site Plan Application received on April 22, 2019 from John Petroccione, P.E., PLLC for 14 Dallas Drive*
- d. *Site Plan Application received on April 22, 2019 from John Petroccione P.E., PLLC for 31 Merriewold Lane South*
- e. *Conditional Use Permit Application received April 30, 2019 from Metro Assets*
- f. *Technical review comments received on May 2, 2019 from Village Planner regarding the 14 Dallas Drive application.*
- g. *Technical review comments received on May 2, 2019 from Village Planner regarding the 31 Merriewold Lane South*
- h. *Technical review comments received May 2, 2019 from McGoey, Hauser and Edsall regarding the 14 Dallas Drive application*
- i. *Technical review comments received May 2, 2019 from Mcgoey, Hauser and Edsall regarding the 31 Merriewold Lane South*

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➤ **Discussion:**

14 Dallas Drive

- Village Engineer Michael Weeks reviewed technical comments for 14 Dallas Drive.
- Building elevations and ridgeline overlay requirements need to be reviewed.
- Setbacks are in need of review, proposed setbacks are from 1962 town code.
- Chairperson Douglas asked for details regarding runoff.
- Biodiversity analysis is required.
- Driveway permit will be required.
- Village Planner Bonnie Franson reviewed her technical comments.
- Planning Board determined that project will need to go to County for GML review.
- The Planning Board requests the Building Inspector clarify the determination that has been submitted with the application.
- Application determined to be incomplete at this time.
- Chairperson Douglas made a motion requesting Special Counsel Lynch write a letter to the Building Inspector requesting clarification regarding the setback interpretation. Seconded by Member Aleixo. 5 Ayes, 0 Nays, 1 Absent.

31 Merriewold Lane South

- Village Engineer Mike Weeks reviewed technical comments for the 31 Merriewold Lane South application.
- Project is labeled a Membership Club, the Planning Board requests clarification as to what type of membership club is proposed and how many members would be in the club. Traffic, water, sewer need to be addressed.
- Conditional use application is required.
- Current building exceeds the maximum height allowed in Ridgeline Overlay.
- Current square footage exceeds the maximum size within the Ridgeline Overlay.
- Parking requirements need to be addressed based on the number of members and usage.
- Biodiversity Analysis is required.
- Village Planner Bonnie Franson reviewed technical comments for the application.
- The property currently has a stop work order in effect.
- Chairperson Douglas requests the applicant verify if there will be residents living in the home along with use of a membership club. Location is for single family home.
- Height cannot exceed 25 feet in the Ridgeline Overlay District.
- Planning Board requests set of architecturals, details for water supply and usage.
- Proposed stairs on the site plan need clarification.
- SEQRA determination is an unlisted action.
- Storm water analysis is needed.
- Application is deemed incomplete.

Stonegate Drive

- Update site plan submitted April 8, 2019 accepted.
- Traffic consultant to attend May 16 meeting regarding the Stonegate Drive application.

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Clovewood

- Special Counsel Lynch provided information regarding the current revised draft DEIS that has been submitted to the Village on April 3, 2019.
- The Planning Board determined to not accept the resubmitted draft DEIS, but reserves the right to do so at a later date if payment of the undisputed Village Professional fees are paid by the Project Sponsors and adequate measures are being taken to provide for future payment if undisputed Village Professional fees for review of the resubmitted draft DEIS.
- The Planning Board notes that the Village Board of Trustees as Co-Lead agency previously understood similar action.
- **Resolution (2) of 2019-** Resolution regarding the Clovewood Project. Motion to accept by Chairperson Douglas, seconded by Member Vogelsberg. *5 Ayes, 0 Nays, 1 Absent.*

13 Dallas Drive

- The Planning Board is seeking a review by the Zoning Board of Appeals of the Building Inspector's interpretation of the Village Code regarding the measurement of building height.
- Members of the Planning Board signed a notice referring the review to the ZBA. Lawful notice to be distributed by the Zoning Board of Appeals Clerk.

Metro Assets

- Village Engineer Mike Weeks reviewed technical comments regarding the subdivision plan for Metro Assets Phase II.
- Village Planner Bonnie Franson reviewed technical comments.
- Conditional use permit needed for warehouses included in Metro Assets Phase II application.
- Applicant will require a referral to Zoning Board of Appeals from the Planning Board.
- EAF needs to be revised and will require DEC and DOH approval.
- Site Plan review by the Planning Board will be required prior to referral to the Zoning Board of Appeals.
- **Resolution (3) of 2019-** Resolution authorizing Village Planning Board to circulate a Notice of Intention to serve as Lead Agency for Metro Asset Management LLC Project. Chairperson Douglas made a motion to accept, seconded by Member Giovagnoli. *5 Ayes, 0 Nays, 1 Absent.*

➤ **Next Meeting Date:**

- Planning Board Meeting May 16, 2019.

➤ **Close Meeting:**

- Motion to close the meeting by Chairperson Douglas at 8:39 p.m., seconded by Member Giovagnoli *5 Ayes, 1 Absent.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk