

**Village of South Blooming Grove
Planning Board
Meeting Minutes
May 16, 2019
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Regular Meeting at 7:00 p.m. on May 16, 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
 - Michelle Rivera – Member (Left 8:00 p.m.)
 - Raleem Brodhead Moses -- Alternate Member
- Also Present
 - Dennis Lynch, Esq. – Special Counsel
 - Michael Weeks – Village Engineer
- Absent
 - John Giovagnoli – Member
 - Bonnie Franson – Planner

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from May 2, 2019 by Member Aleixo, seconded by Member Vogelsberg. *4 Ayes, 0 Nays, 2 Absent.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Correspondence:**

- a. *Revised Site Plan for Stonegate Drive received April 8, 2019*

➤ **Discussion:**

- Metro Assets Phase II
 - Dave Higgins of Lanc & Tully presented the revised site plan for Metro Assets Phase II.

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- Planning Board determined that Conditional Use Permit will be required along with a traffic report and scoping. Applicant Leo Garrison proposes a subdivision between the house and the office buildings that are currently located on the one lot.
- Applicant has applied to the Village Board to enter an extension into the water and sewer district.
- Department of Transportation has visited the site. Permits to DOT have been submitted.
- Mr. Garrison provided renderings of the proposed warehouses.
- Chairperson Douglas asked Mr. Higgins about prior tree removal that took place in 2018. Mr. Higgins offered details of proposed landscaping to replace the removed trees.
- Village Engineer Mike Weeks has reviewed his technical comments at a prior meeting.
- Village Planner Bonnie Franson not in attendance to review technical comments.
- Mr. Weeks further explained that the DEC will be required to review the proposed sewer connections and pump station.
- Reviewed details regarding the distance required from the Bull Family cemetery.
- Discussion ensued regarding surface water overlay district.
- Variance is requested for frontage and side yard.
- Variance requested for required 35 foot buffer.
- Applicant requests a referral to the ZBA.
- Application requires updated EAF prior to referral to ZBA.
- Member Vogelsberg requested a traffic study. The applicant is in the process of obtaining such study.

➤ **Traffic Study Presentation**

- Phil Greeley of Maser Consulting P.A. presented details of traffic study analysis.
- Planning Board expressed interest that current applicants combine efforts to have complete traffic study from Route 17 to Clove Road.
- Member Aleixo voiced opinion that a traffic light is needed at the intersection of Mountain Road and NYS Route 208.

➤ **Discussion (continued)**

14 Dallas Drive

- John Petroccione, P. E. offered the applicant will be prepared for presentation at a future meeting.

31 Merriewold Lane South

- John Petroccione, P. E. offered the applicant will be prepared for presentation at a future meeting.
- Mr. Petroccione offered that the applicant is seeking to build a membership club in a previous single family home.
- Application is incomplete and needs further submissions as discussed at previous meeting.

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Stonegate Drive

- Michael Morgante, P. E. introduced Mr. Phil Greeley of Maser Consulting. Mr. Greeley reported the details of traffic study conducted in March, 2019 at the intersection of Stonegate Drive and Route 208.
- Mike Weeks offered that the report did not include information from the Mountain Road study.
- Office of Nelson Pope and Voorhis to provide separate traffic study.
- Mr. Greeley offered that the intersection does not meet the warrants for a traffic light at this intersection.
- Planning Board determined the traffic study is sufficient and will be compared with the additional study that is to be submitted by Nelson Pope and Voorhis.

17 Sleepy Hollow

- Attorney Allison Sloto offered background on the application for 17 Sleepy Hollow.
- Michael Sander, P. E. provided details to the septic system located at the property.
- Details regarding the size of the home will need verification.
- Planning Board Chairperson Douglas requested a visit to the site.
- Village Engineer Mike Weeks reviewed comments from January 14, 2019. Explained the property is in the overlay zoning district and history of construction.
- Suggestion to secure a maintenance bond for replacement of removed trees.
- Village Planner comments have not been received at this time.
- Mike Weeks requested a copy of the septic certification from the Department of Health.
- Ms. Sloto asked if a public hearing is required, Mr. Lynch offered this point will be addressed after site visit.

➤ **Public Comments:**

- Simon Gelb, Forest Road, Monroe – mentioned that an application has been submitted to the Planning Board regarding a lot line change at 20 Shannon Lane.
- Debbie Bragado, 4 Houston Lane – Expressed opinion that the current applications are for businesses that may not be needed within a village. Expressed concern about new business given the current water issues the village is experiencing. Special Counsel Dennis Lynch offered that anyone can apply to the Planning Board provided they follow the Village Of South Blooming Grove Code. .

➤ **Next Meeting Date:**

- Planning Board Work Session scheduled for June 6, 2019.

➤ **Close Meeting:**

- Motion to enter into executive session by Member Vogelsberg at 8:52 p.m., seconded by Chairperson Douglas. *4 Ayes, 0 Nays, 2 Absent.*

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- Motion to exit executive session by Chairperson Douglas at 9:00 p.m., seconded by Member Vogelsberg. *4 Ayes, 0 Nays, 2 Absent.*

- Motion to close the meeting by Member Vogelsberg at 9:00 p.m., seconded by Member Aleixo. *4 Ayes, 0 Nays, 2 Absent.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk