

**Village of South Blooming Grove  
Planning Board Meeting Minutes  
June 21, 2018  
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Meeting at 7:05 p.m. on June 21, 2018, 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:
  - Eric Vogelsberg –Member
  - Michelle Rivera – Alternate Member
- Chairperson Douglas introduced new Planning Board Member:
  - John Giovagnoli – Member
  
- Also Present:
  - James LoFranco – Mayor
  - Dennis Lynch, Esq. – Special Counsel
  - Bonnie Franson – Village Planner
  - Mike Weeks – Village Engineer

➤ **Absent:**

- Manny Aleixo – Member

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from May 17, 2018 by Member Vogelsberg, seconded by Member Rivera. *3 Ayes, 1 Abstain, 1 Absent – Member Aleixo.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Correspondence:**

- Biodiversity Report for Metro Assets Phase II received from Lanc & Tully dated May 31, 2018
- Technical Review Comments received from Village Engineer dated June 4, 2018 regarding 815 Route 208 application
- Technical Review Comments from Village Planner dated June 4, 2018 regarding 815 Route 208 application
- Technical Review Comments from Village Planner dated June 4, 2018 regarding Metro Assets Phase II application
- Technical Review comments from Village Engineer dated June 19, 2018 regarding 6 Green Road
- Letter of resignation from Planning Board Member Keith Williams dated June 11, 2018
- Letter of resignation from Planning Board Member James Campbell dated June 18, 2018

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➤ **Discussion:**

- a. Metro Asset Management
  - Village Planner Bonnie Franson reviewed her comments regarding the new Biodiversity Report submitted on May 31, 2018
  
- b. Clovewood DEIS
  - Response date extended to July 31, 2018.
  - Site visit to be scheduled.
  - Review of the DEIS tabled to July 19, 2018 meeting.
  
- c. Peanut Holdings
  - Engineer Mark Siemers of Pietrzak & Pfau reviewed site plan application for storage facility.
  - Village Engineer Michael Weeks advised the Special Use Permit that was issued in November 2017 needs to be reviewed due to changes on application. Mr. Weeks further reviewed technical comments regarding the application
  - Member Vogelsberg enquired about “For Sale” signs on property that applicant is looking to develop. Applicant advised that the property is available for sale if interest is expressed.
  - Village Planner Bonnie Franson reviewed her comments on the application.
  - Engineer Mark Siemers advised that the applicant will submit a Biodiversity Report.

➤ **New Business:**

- a. 815 Route 208
  - Architect David Niemotko presented site plan for 815 Route 208.
  - Village Engineer Michael Weeks reviewed technical comments for 815 Route 208 application.
  - Village Planner Bonnie Franson reviewed technical comments for 815 Route 208 application.
  - Planning Board established that the Department of Transportation will need to be contacted for a Traffic Impact Study and Scoping.
  - Biodiversity Analysis is required.
  - Established variances will be needed, retail requires Conditional Use Permit.
  - Planning Board established the application was incomplete, applicant to resubmit revised plans.

➤ **Public Comments:**

- Meir Berkowitz mentioned 10 San Marcos application and expressed interest in being placed on next Planning Board meeting.

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➤ **Next Meeting Date:**

- Work session for July 5, 2018 canceled.
- Next meeting scheduled will be July 19, 2018.

➤ **Executive Session:**

- Motion to enter into executive session at 8:29 p.m. by Chairperson Douglas to discuss potential litigation, seconded by Member Vogelsberg. *4 Ayes, 0 Nays, 1 Absent.*
- Motion to exit executive session at 9:02 p.m. by Chairperson Douglas, seconded by Member Vogelsberg. *4 Ayes, 0 Nays, 1 Absent.*

➤ **Close Meeting:**

- Motion to close meeting made by Chairperson Douglas at 9:02 p.m., seconded by Member Rivera. *4 Ayes, 0 Nays, 1 Absent – Member Aleixo.*

Minutes respectfully submitted by:  
Christine Bodeker – Deputy Clerk