

**Village of South Blooming Grove  
Planning Board Work Session  
Meeting Minutes  
August 1, 2019  
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Work Session at 7:00 p.m. on August 1, 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
  - John Giovagnoli – Member
  - Eric Vogelsberg –Member
  - Manny Aleixo – Member
- Also Present
  - Daniel N. Kraushaar, Esq. – Special Counsel
  - Michael Weeks – Village Engineer
  - Bonnie Franson – Village Planner
- Absent
  - Dennis Lynch, Esq. – Special Counsel
  - Michelle Rivera – Member
  - Raleem Brodhead Moses – Alternate Member

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from July 18, 2019 by Member Vogelsberg, seconded by Chairperson Douglas. *4 Ayes, 0 Nays, 1 Absent.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements

➤ **Correspondence:**

- a. *Metro Assets Preliminary Application for Subdivision received July 18, 2019*
- b. *Metro Assets Phase II revised site plan received July 20, 2019*
- c. *Letter received from Maser Consulting on July 29, 2019 regarding Route 208 traffic evaluation*

➤ **Discussion:**

**Metro Asset Phase II**

- Leo Garrison of Metro Assets requested a referral to the ZBA for multiple variances.
- **Resolution (5)** Motion of the Planning Board of the Village of South Blooming Grove, Designating itself Lead Agency, Pursuant to the New York State Environmental Quality Review Act (“SEQRA”), to Conduct Review of the Application for a Subdivision and Site Development

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Plan Submitted by Metro Asset Management Assets by Chairperson Douglas, seconded by Member Vogelsberg. *4 Ayes, Chairperson Douglas, Member Aleixo and Member Vogelsberg, Member Giovagnoli, 0 Nays, 2 Absent, Member Rivera, Alternate Member Broadhead-Moses.*

- Member Aleixo asked if a referral to the ZBA would be feasible without the Storm Water Management Plan (SWP) completed. Special counsel Daniel Kraushaar explained that a referral to ZBA should take place after the completion of SEQRA.
- The Planning Board determined that the applicant will submit a SWP with a negative declaration prior to a referral to the ZBA. Only upon completion of SEQRA, a public hearing will be scheduled.
- Planner Franson asked for archeological report map was missing from the most recent submission.
- Mr. Garrison offered that the Department of Transportation has visited the site and filed comments on the project.
- Determined that the applicant will not go the ZBA at this time.

13 Dallas Drive

- A Public Hearing is scheduled for August 21, 2019 with the Zoning Board of Appeals regarding how building height is determined.
- The Planning Board established that the applicant offered to submit a revised site plan that complies with the zoning code at the July 18 Planning Board meeting. No revised site plan has been submitted to date.
- The Planning Board is the appellant to the Zoning Board of Appeals.
- Member Aleixo offered that the height requirement within the ridgeline overlay has been reviewed by the Planning Board and will still need to be reviewed for determination by the ZBA if the applicant submits a revised site plan.
- Planning Board determined to ask the ZBA to consider an adjournment for 60 days from the presently scheduled and continued public hearing, August 21, 2019 with the hope and expectation that the applicant will submit a compliant site plan reflective with all bulk requirements under the Village Code as provided by the village professionals including building height.
- In the event that the ZBA Chairperson does not grant the extension, the clerk is to publish notice to all neighbors within 500 feet of 13 Dallas Drive, Section 215, Block 6, and Lot 3 as stated within the Village Code.
- **Resolution (6)** Motion of the Planning Board of the Village of South Blooming Grove regarding an adjournment of the Zoning Board of Appeals Public Hearing by Member Vogelsberg, seconded by Chairperson Douglas. *4 Ayes, Chairperson Douglas, Member Aleixo and Member Vogelsberg, Member Giovagnoli, 0 Nays, 2 Absent, Member Rivera, Alternate Member Broadhead-Moses.*

17 Sleepy Hollow

- The applicant is required to submit landscape architecture plans.
- No additional information at this time.

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➤ **Next Meeting Date:**

- Planning Board Work Session, September 5, 2019.

➤ **Close Meeting:**

- Motion to close the meeting by Chairperson Douglas at 8:06 p.m., seconded by Member Vogelsberg  
*4 Ayes, 1 Absent.*

Minutes respectfully submitted by:  
Christine Bodeker – Deputy Clerk