

**Village of South Blooming Grove  
Planning Board  
Work Session  
Meeting Minutes  
August 2, 2018  
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Meeting at 7:01 p.m. on August 2, 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:
  - Manny Aleixo – Member
  - Eric Vogelsberg –Member
  - John Giovagnoli – Member
- Also Present:
  - Dennis Lynch, Esq. – Special Counsel
  - Bonnie Franson – Village Planner
  - Mike Weeks – Village Engineer
  - Jeanne Ovenson – Building Inspector

➤ **Absent:**

- Michelle Rivera – Member

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from July 19, 2018 by Chairperson Douglas, seconded by Member Vogelsberg. *3 Ayes, 1 Absent, 1 Abstain -- Member Rivera.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Correspondence:**

- Notice of Establishment of the Village of South Blooming Grove Planning Board as a Lead Agency for Metro Asset Management LLC dated July 12, 2018
- Technical Review Comments from Village Planner dated August 2, 2018 regarding 815 Route 208 application
- Technical Review Comments from Village Planner dated August 2, 2018 regarding Stonegate Drive LLC application
- Technical Review comments from Village Engineer dated August 2, 2018 regarding 6 Green Road

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➤ **Discussion:**

- Metro Asset Management LLC
  - a. Metro Assets has declared their intent to have the Village of South Blooming Grove act as Lead Agency. Deadline for all comments are due August 12, 2018.
- 815 Route 208
  - a. For the record, the Planning Board is in receipt of a revised application for 815 Route 208 on July 20, 2018 with significant changes to the original application.
  - b. Bonnie Franson, Village Planner discussed her memo dated August 2, 2018 regarding revised 815 Route 208 Application.
  - c. Michael Weeks, Village Engineer advised his comments are forthcoming. Mr. Weeks mentioned the application is incomplete.
  - d. Planning Board requests an updated traffic study that includes Mountain Road, the village will need to obtain a traffic consultant. Applicant has provided a scoping document, Mountain Road currently was not included in the scope. Also required are habitat analysis, and visual analysis.
- Green Road Application:
  - a. Michael Weeks, Village Engineer reviewed memo dated August 2, 2018 regarding 6 Green Road Application
  - b. Bonnie Franson, Village Planner advised there were no additional planner comments regarding the 6 Green Road Application
  - c. Established that the applicant has met all professional requirements.
  - d. Planning Board requested final site plan with set of architectural for final review at the next meeting.
  - e. Planning Board requested Special Counsel Dennis Lynch provide a resolution regarding project approval with conditions for the next meeting.
- Stonegate Drive LLC
  - a. For the record, the Planning Board is in receipt of an application and site plan for Stonegate Drive LLC, dated July 20, 2018
  - b. Bonnie Franson, Village Planner discussed her memo dated August 2, 2018 regarding Stonegate Drive Application
  - c. Application deemed incomplete, requires Conditional Use Permit, Architectural Review, Traffic Study, BioDiversity Report and Wetland Report

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- Clovewood DEIS
  - a. Response date extended to August 31, 2018
  - b. Special Counsel Lynch advised that preliminary comments regarding Clovewood DEIS were shared with Clovewood attorney and applicant

➤ **Member Comments**

- Planning Board determined the applicants of 815 Route 208 and Stonegate Drive will receive a letter describing the Village Code regarding setbacks.

➤ **Next Meeting Date:**

- Planning Board Meeting scheduled for August 16, 2018.

➤ **Close Meeting:**

- Motion to enter into executive session at 8:30 p.m. by Member Vogelsberg, seconded by Chairperson Douglas. *4 Ayes, 0 Nays, 1 Absent – Member Rivera.*
- Motion to exit executive session at 9:07 p.m. by Chairperson Douglas, seconded by Trustee Giovagnoli. *4 Ayes, 0 Nays, 1 Absent – Member Rivera.*
- Motion to close meeting made by Chairperson Douglas at 9:07 p.m., seconded by Trustee Giovagnoli. *4 Ayes, 0 Nays, 1 Absent – Member Rivera.*

Minutes respectfully submitted by:  
Christine Bodeker – Deputy Clerk