

**Village of South Blooming Grove
Planning Board
Regular Meeting
August 6, 2020
7:01 P.M.**

Call to order:

- Chairperson Douglas called to order the Planning Board Regular Meeting at 7:01 p.m. on August 6, 2020, 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
 - Daniel Kraushaar, Esq. – Special Counsel
 - Michael Weeks – Village Engineer
 - Bonnie Franson – Village Planner
- Absent
 - Michelle Rivera – Member
 - Raleem Brodhead Moses – Alternate Member

➤ **Correspondence:**

- *Letter received July 17, 2020 from Cosentino Architecture for the Metro Asset Phase II application*
- *Letter with Revised Site Plan for Metro Assets Phase II project received from Lanc & Tully on July 24, 2020*
- *Revised SWPPP for Metro Assets Phase II received from Lanc & Tully on July 24, 2020*
- *Revised EAF received from Lanc & Tully on July 29, 2020 for the Metro Assets Phase II Project*

➤ **Business**

- Resolution (07) – Motion was made by Chairperson Douglas to adopt a Negative Declaration and SEQRA Resolution for Metro Assets Phase II, seconded by Member Vogelsberg. *4 Ayes, 0 Nays, 1 Absent.*
- Proof of notice by mailing for Metro Assets Public Hearings was submitted to Chairperson Douglas by applicant Leo Garrison of Metro Assets Management LLC.
- Daniel Kraushaar reviewed all submissions and professional comments submitted for the Metro Assets Management project.
- Final submission of revised site plan was received by the Planning Board on July 25, 2020 and is dated July 21, 2020.
- Chairperson Douglas inquired about the easement drafts and was advised the details will be included as conditions for final site plan approval.
- The floor was opened to the applicant to review any recent changes that were made to the site plan.

**Village of South Blooming Grove
Planning Board
Regular Meeting
August 6, 2020
7:01 P.M.**

- Dave Higgins reviewed the new plan for septic. The sewage processing system was discussed and final revisions that were made to the plan. There will be 2 separate sewer systems eliminating the need for an easement.
- Soils test was completed for the sewer project and were witnessed by MHE engineers.
- Subdivision plat to be filed with the County Clerk.
- Reference to the variances received from the ZBA on March 12, 2020, Decision (01) of 2020 to be included on the mylar with the site plan.
- Planner Franson also requested green/open space required by ORI parcels to be included on the site plan.
- At 7:20 p.m., the board then proceeded to Public Hearing I for Subdivision Approval, minutes provided under separate cover. The Public Hearing closed at 7:23 p.m.
- Member Aleixo confirmed that public comment was limited to this evening.
- Discussion ensued regarding the conditions that would be required for the subdivision approval.
- Mr. Weeks advised that another round of comments would be provided for the stormwater management development.
- Conditions are as follows:
 - Escrow establishment needed for stormwater management plan.
 - Establishment of all SEQR findings and all bills being paid.
 - Conditional upon New York State DOT approval.
 - Approval subject to final review of plans.
 - Resolution approval upon Chairperson signature once she has received confirmation that all conditions of the approval have been met.
- Resolution (010) of 2020 of the Planning Board of the Village of South Blooming Grove regarding Metro Assets Management Granting Subdivision Approval. *4Ayes, 0 Nays, 1 Absent.*
- At 7:47 p.m. the board proceeded to Public Hearing II for Conditional Use Permit; minutes provided under separate cover. The Public Hearing closed at 7:48 p.m.
- The professionals reviewed all requirements needed for the conditional use permit and provided the details that need to be added to the resolution.
- Chairperson Douglas asked what the proposed hours of operation are.
- Mr. Garrison offered off hours are most used by tenants.
- Member Aleixo offered that the Sleep Inn which is next door is accessible 24 hours a day.
- Planner Franson offered that the village has noise regulations that could be addressed.
- Resolution (11) of 2020 of the Planning Board of Village of South Blooming Grove Regarding Metro Assets Management Granting a Conditional Use Permit. *4Ayes, 0 Nays, 1 Absent.*
- At 8:17 p.m. the board proceeded to Public Hearing III for Preliminary Site Plan Approval; minutes provided under separate cover. The Public Hearing closed at 8:29 p.m.
- Mr. Higgins explained about testing that has taken place at the site since the June meeting.
- Bioretention area has been reduced.
- Soils test performed with engineers from MHE in attendance.
- Stormwater Management Plan discussed.
- Additional landscaping has been added as per the suggestion of Planner Franson.
- Member Vogelsberg asked for clarification on the updates and expressed satisfaction.
- Four wells to be added to the plan as discussed in July planning board meeting.
- Each building will have one well and septic system designed to work for all 5 buildings.

**Village of South Blooming Grove
Planning Board
Regular Meeting
August 6, 2020
7:01 P.M.**

- Member Aleixo asked for details of septic system and expressed satisfaction with new plan.
- Mr. Kraushaar reviewed what preliminary site plan approval entails.
- The preliminary approval is needed since the application came through with a subdivision approval.
- Applicant acknowledges that the village was unable to admit the project into the water district and therefore must drill for wells.
- The Building Department would determine if the Department of Health needs to review the septic system. Since it was established a project of this size water use would be under 1,000 gallons a day, it currently does not need Department of Health review per the Village Zoning Code.
- The board is in receipt of an Easement Draft and Storm Water Management Agreement. In the event the property owner fails to maintain all requirements, the Village will have legal access to make repairs and could levy any unpaid fees on to property tax bill.
- The applicant's architect has submitted a letter from Cossentino Architecture dated July 17, 2020 demonstrating the Firematic applications. Letter explains fire prevention measures that are in excess of what is required by the Zoning Code.
- NYS DOT permit is a condition.
- Orange County GML general condition of compliance has been provided.
- SWPPP is still under review and will be subject to final engineering review before project approval.
- Resolution (12) of 2020 of the Planning Board of Village of South Blooming Grove Regarding Metro Assets Management Granting at Preliminary Site Plan Approval. *4Ayes, 0 Nays, 1 Absent.*
- At 8:31 p.m., the board proceeded to Public Hearing IV for Final Site Plan Approval; minutes provided under separate cover. The public hearing closed at 8:32 p.m.
- Resolution (13) of 2020 of the Planning Board of Village of South Blooming Grove Regarding Metro Assets Management Granting at Final Site Plan Approval. *4Ayes, 0 Nays, 1 Absent.*
- Upon closing of the final public hearing Mr. Garrison asked the board for permission to apply to build a garage on the property. Mr. Garrison was advised he would have to contact the building department for a building permit.
- Since SEQR is closed and the garage is shown on the site plan, the applicant is able to go the building inspector for approval.

➤ **Public Comments**

- No public comment received.
- No comments received on Facebook Live.

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from July 2, 2020 by Chairperson Douglas, seconded by Member Vogelsberg. *4 Ayes, 0 Nays.*

➤ **New Business:**

- Resolution (14) of 2020 of the Village of South Blooming Grove Planning Board setting a continued Clovewood project public hearing on the supplemented DEIS. *3 Ayes, 1 Nay, 2 Absent*

**Village of South Blooming Grove
Planning Board
Regular Meeting
August 6, 2020
7:01 P.M.**

➤ **Adjournment:**

- Motion to enter executive session to discuss potential litigation made by Chairperson Douglas, seconded by Member Giovagnoli at 8:49 p.m. *4 Ayes, 0 Nays, 1 Absent.*
- Motion to exit executive session was made by Member Vogelsberg at 8:53 p.m. and seconded by Chairperson Douglas. *4 Ayes, 0 Nays, 1 Absent.*
- Motion to adjourn the meeting made by Chairperson Douglas at 8:54 p.m., seconded by Member Aleixo. *4 Ayes, 0 Nays, 1 Absent.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk