

**Village of South Blooming Grove  
Planning Board  
Meeting Minutes  
August 15, 2019  
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Regular Meeting at 7:03 p.m. on August 15, 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
  - Eric Vogelsberg –Member
  - John Giovagnoli – Member
  - Michelle Rivera – Member
  - Raleem Brodhead Moses -- Alternate Member
  - Daniel N. Kraushaar, Esq. – Special Counsel
  - Bonnie Franson – Planner
  - Michael Weeks – Engineer
- Absent
  - Manny Aleixo – Member

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from August 1, 2019 by Chairperson Douglas, seconded by Member Giovagnoli. 5 Ayes, 0 Nays.

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Correspondence:**

- a. *Letter from Scott Quinn of McGoeys, Hauser and Edsall received August 8, 2019 pertaining to the Stonegate Drive application.*
- b. *Lead Agency Consent Form from the Board of Trustees of the Village of South Blooming Grove for 1032 Route 208, Section 207-Block 1-Lot 4*
- c. *Technical Comments from Planner Bonnie Franson regarding Zoning Petition for Tax Parcel 207-1-4, 1032 NYS Route 208*

➤ **Discussion:**

1032 Route 208

- The Planning Board is in receipt of a Notice of Intent for Lead Agency Consent from Village of South Blooming Grove Board of Trustees.

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- Chairwoman Douglas made a motion to grant consent to the Village of South Blooming Grove Board of Trustees to serve as Lead Agency, seconded by Member Rivera. *5 Ayes, 0 Nays.*
- Planner Franson reviewed comments that had been provided for the Village Board of Trustees.
- The application is for a change of zoning from Rural Residential to Rural Crossroads I (RC1).
- Joseph Haskell, attorney for the applicant, explained that the property owner is looking to change the zoning to match that of the surrounding property.

13 Dallas Drive

- Planning Board drafted a memorandum addressed to the Zoning Board requesting an adjournment of the Continued Public Hearing that is scheduled for August 21, 2019.
- The memo will be forwarded to the ZBA prior to the August 21 Continued Public Hearing.

Stonegate Drive

- Michael Morgante, P.E. spoke briefly about the most recent submission for Stonegate Drive.
- Phil Greeley of Maser Consultants reviewed details of the traffic study done for Stonegate Drive.
- Mr. Greeley reviewed details about the increased traffic at the Mountain Road and Route 208 intersection.
- Member Aleixo asked Mr. Greeley to provide details of Department of Transportation interpretation. Mr. Greeley explained the DOT review provides warrants for a traffic signal. Additionally it was discussed that if the municipality made requests to the DOT for a signal, the matter will be reviewed.
- Planner Bonnie Franson proposed that local businesses along with developers in Kiyas Joel be obligated to cover a portion of the cost for the traffic signal that is needed at the Mountain Road intersection. Ms. Franson asked Mr. Greeley what would require the DOT to provide a signal.
- Mr. Morgante requested that the Planning Board determine what should be the Stonegate Drive applicant's contribution to the traffic signal at Mountain Road.
- Mr. Morgante provided response to professional comments and discussed details that have been provided on the most recent site plan submission.
- Planning Board requests that future site plans include the basement plan use for storage only.
- Discussion ensued regarding variance requirement for parking in front of the structure.
- Proposed landscaping details were reviewed. Mr. Morgante requested that the Planning Board offer suggestions of preferred lighting fixtures.
- Application is incomplete.

➤ **Public Comments:**

- Ron Torpey, Merriewold Lane North – Inquired about Stonegate Drive setbacks from the stream that is located behind the proposed building. Expressed concerns about protecting the Satterly Creek. Special Counsel Kraushaar explained applying for an easement. Advised that a letter should be sent to the Department of Conservation for review.
- John Salka, Clove Road – Asked about the fire protection that will be provided for the Stonegate Drive. Mr. Morgante offered that the applicant will comply with village code.

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- Joseph Haskell, Esquire – Attorney for the 1032 Route 208 petition. Explained there is no application in front of the Planning Board at this time. Mr. Haskell further explained that there is no application for a use at this time, the petition is currently in front of the Village Board only at this time. Expressed opinion that the lot was originally intended to be RC1. Special Counsel Kraushaar offered the only action taken this evening was the Planning Board granting consent for the Village Board to act as Lead Agency. Ms. Franson explained although there is no application for a use at this time, there are no approvals for temporary site plans.
- Simon Gelb, 26 Forest Road – Inquired about professional comments for the 31 Merriewold Lane South application. The Planning Board Clerk provided a copy of the comments to Mr. Gelb.

➤ **Next Meeting Date:**

- Work session scheduled for September 5, 2019 is canceled. The next Planning Board meeting is scheduled for September 19, 2019.

➤ **Close Meeting:**

- Motion to close the meeting by Chairperson Douglas at 8:55 p.m., seconded by Member Vogelsberg. *5 Ayes, 0 Nays.*

Minutes respectfully submitted by:  
Christine Bodeker – Clerk to Boards