

**Village of South Blooming Grove
Planning Board
Regular Meeting
Meeting Minutes
August 16, 2018
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Meeting at 7:00 p.m. on August 16, 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:
 - Elizabeth Cassidy, Esq. – Special Counsel
 - Bonnie Franson – Village Planner
 - Mike Weeks – Village Engineer

➤ **Absent:**

- Michelle Rivera – Member
- Dennis Lynch, Esq. – Special Counsel

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from August 2, 2018 by Member Vogelsberg, seconded by Member Aleixo. *4 Ayes, 1 Absent -- Member Rivera.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Correspondence:**

- Final Site Plan and Architectural Design Plans for 6 Green Road received August 6, 2018
- Technical Comments received from Village Engineer dated August 16, 2018 regarding 6 Green Road application

➤ **Discussion:**

- 6 Green Road
 - a. Board is in receipt of final site plan for 6 Green Road
 - b. Chairperson Douglas reviewed site plan. Page A102 of the site plan requires clarification of floors, first floor, and second floor prior to approval.

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- c. Planning Board asked for clarification that there would be no living space above the second floor; final plans to include this stipulation.
 - d. Member Aleixo mentioned the final plans will need distinction of numbering system showing existing and proposed floor plans.
 - e. Planning Board determined the SEQRA status of this application as an unlisted action. Motion to determine the Village of South Blooming Grove as Lead Agency by Chairperson Douglas, seconded by Member Aleixo. *Resolution passed 4 ayes, 0 nays, 1 absent, Member Rivera.*
 - f. **Resolution No. 3 of 2018** of the Village of South Blooming Grove Planning Board granting Site Plan Approval of Real Property Located at 6 Green Road. *Resolution passed 4 ayes, 0 nays, 1 absent, Member Rivera.*
- o Stonegate Drive LLC
 - a. Applicant engineer Michael Morgante presented conceptual site plans for proposed retail/commercial building for Stonegate Drive and Route 208
 - b. Bonnie Franson, Village Planner reviewed memo dated August 2, 2018 regarding Stonegate Drive LLC application
 - c. Village Engineer comments are forthcoming; advised that waiting for a more complete application
 - d. Special Counsel Elizabeth Cassidy deferred to Special Counsel Dennis Lynch to express opinion as to if a variance is required for the project
 - e. Surface water quality and storm water management will need to be investigated
 - f. Mr. Morgante advised the applicant will be doing soil tests, the Planning Board advised the applicant to call Village Hall to request a mark-out prior to digging.
 - g. Planning Board established the application is incomplete and the plans are preliminary.
 - h. Mr. Morgante advised that a habitat study is ordered and a traffic study is required. Also offered an archeological study may be warranted.
 - i. Member Vogelsberg offered that weight limits are a concern on Stonegate Drive. A sewer main runs under the road way and tractor trailers on the road will be an issue.
 - j. Zoning requirements regarding setbacks need to be reviewed by counsel with the Planning Board and the Building Inspector.
 - k. Renderings were presented, applicant requests a design guideline to fit the character of the neighborhood.
 - o 815 Route 208
 - a. Saul Ezra, Project Engineer for 815 Route 208 appeared on behalf of Architect David Niemotko and present the basic information regarding the application
 - b. Village Engineer Michael Weeks offered the site plan is general and more of a sketch plan. Offered that comments were made regarding the initial application and that the current site plan is very different

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- c. Mr. Ezra offered the applicant would be interested in a variance for setback requirements and parking requirements.
- d. Chairperson Douglas requested visual renderings including elevation and traffic management be provided to the board for review.
- e. Planning Board requested the applicant provide a detailed traffic study including peak times and weekends. Requested Mountain Road be added to the traffic study.
- f. Narrative is requested regarding the habitat analysis.
- g. Member Aleixo advised to table until the next meeting, advised the application is incomplete

➤ **Public Comment**

- Kevin Radday, Washingtonville – expressed concern about approval of new buildings on small parcels. Expressed that caution should be taken with applications to be sure site plans don't change the character of the area.
- Debbie Bragado, Houston Avenue – expressed concern that three story buildings will change the entire character of the area.
- Raleem Brodhead-Moses, Lake Shore Drive – voiced concerns of impact on traffic that will be generated from office buildings on Route 208. Thanked the Planning Board for their enforcement of the code.
- Shirley Mende, San Marcos – enquired about the water shed and flood zone regulations and asked how the regulations apply to the current planning Board applications.
- Steve Mende, San Marcos – advised that the Planning Board review the Fire Department needs for a building that would include 3 floors.
- Multiple public comments suggesting the meeting schedule and minutes be added to the website.

➤ **Next Meeting Date:**

- Planning Board Meeting Work Session scheduled for September 6, 2018.

➤ **Close Meeting:**

- Motion to close meeting made by Member Vogelsberg at 8:50 p.m., seconded by Chairperson Douglas. *4 Ayes, 0 Nays, 1 Absent – Member Rivera.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk