

**Village of South Blooming Grove
Planning Board Work Session Minutes
September 23, 2014
8:00 P.M.**

➤ **Call to order:**

- Chairperson Sas called to order the Planning Board Work Session Meeting at 8:03 p.m. on September 23, 2014, 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 Sas opened the Board Meeting with the Pledge of Allegiance.

➤ **Roll call:**

- Chairperson Sas conducted a roll call. The following persons were present:
 - Julius Sas- Chairperson
 - Manny Aleixo - Member
 - Robert Corrado- Member
 - Stanley Kimball – Alternate Member
- Also Present:
 - Dennis Lynch, Esq. – Special Counsel

➤ **Absent:**

- James Campbell – Member
- Stephen Corrallo – Alternate Member
- Ronald Torpey – Member
- Mike Weeks – Village Engineer
- Bob Geneslaw – Village Planner

➤ **Adoption of Minutes:**

- Will adopt at next meeting.

➤ **Escrow Review:**

- Reviewed bank statement and vouchers.
- Reviewed escrow for MB Professionals – 17 Sleepy Hollow & Clovewood

➤ **Public Comment:**

- None.

➤ **New Correspondence:**

- None.

➤ **Old Business:**

- Dennis Lynch, Esq. – Special Counsel, stated the applicant MB Professionals has appeared in front of the Planning Board 4 to 5 times. The application is for a single family home.
- The engineer for MB Professionals has lowered the building height; therefore no interpretation is needed from the Building Inspector.
- A Public Hearing will be scheduled for MB Professionals – Sleepy Hollow on October 9, 2014.

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- It is understood by Special Counsel Lynch that based upon information provided by the applicant and their representatives, the Clovewood July 2014 application plans are abandoned and there is now a different plan. On Aug 20, 2014 the applicant filed with the Village of South Blooming Grove a letter accompanied by the following: Revised Existing Conditions Map, Revised Mixed Use Development Overall Plan, Revised Mixed Use Development Plan, Clovewood Conservation Analysis Plan, Subdivision Checklist, Site Plan Checklist, Building Architectural Renderings, letter from applicant's Counsel dated August 20, 2104, and Regulatory Compliance Report prepared by CPC, LLC.
- Subsequent to the August 20, 2014 submission; on September 9, 2014 the applicant did provide a letter and amended development plans but did not indicate what that is. The documents accompanied the letter as stated above are what VSBG has for this particular application. In Counsel's opinion, this is not a complete application for the following reasons: 1. The application itself - the narrative and the EAF need to be amended to reflect what this August 20 application has, and believes the new issues not in the prior application in which the narrative and full EAF address, are Membership clubs, Restaurants, School buildings, and Service buildings which are all new. These new features were on the August 20 and the subsequent submissions but were not on the prior submissions. Applicant should have the narrative amended or supplemented to identify and discuss those particular 4 issues - membership clubs, restaurant, school buildings, and service buildings. Preliminary determination of Special Counsel Lynch's interpretation of the prior application of July, 2014, is that it requires a conditional use permit.
- Counsel stated the Clovewood the applicant's September 9, 2014 letter has given his opinion that it does not require a special use permit but Counsel Lynch will consider that and the new application. The applicant must complete a conditional use permit application. Applicant is saying all these uses are conditional uses.
- Zoning district boundaries need to be clearly demarked before considering a complete application.
- Chairperson Sas and the consensus of the board that Special Counsel Lynch will give Clovewood's attorney a letter regarding comments.

➤ **New Business:**

- None.

➤ **Next Meeting Date:**

- Next meeting scheduled will be October 2, 2014.

➤ **Close Meeting:**

- Motion to close meeting made by Member Aleixo at 8:49 p.m. and seconded by Member Corrado. *4 Ayes, 3 absent – Member Campbell, Member Torpey and Alternate Member Corrallo.*

Minutes respectfully submitted by:
Kendra Percarpio – Clerk to Planning Board