

**Village of South Blooming Grove  
Planning Board Work Session Minutes  
September 4, 2014  
7:00 P.M.**

➤ **Call to order:**

- Chairperson Sas called to order the Planning Board Work Session Meeting at 7:01 p.m. on September 4, 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
  - James Campbell – Member
  - Robert Corrado- Member
  - Stanley Kimball – Alternate Member
- Also Present:
  - Mike Weeks – Village Engineer
  - Dennis Lynch, Esq. – Special Counsel

➤ **Absent:**

- Manny Aleixo – Member
- Stephen Corrallo – Alternate Member
- Ronald Torpey – Member
- Bob Geneslaw – Village Planner

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from August 14, 2014 by Member Corrado and seconded by Alternate Member Kimball. *4 Ayes, 3 Absent – Member Aleixo, Member Torpey and Alternate Member Corrallo.*

➤ **Escrow Review:**

- Reviewed bank statement and vouchers.
- Reviewed escrow for MB Professionals – 17 Sleepy Hollow, Peanut Holdings, & ARA Bagel Shop

➤ **Public Comment:**

- None.

➤ **New Correspondence:**

- Correspondence from CPC regarding Clovewood Site Plan & Subdivision Application dated September 4, 2014 was read by Dennis Lynch, Esq. – Special Counsel.
- August 22, 2014, letter from Mike Weeks, Village Engineer from McGoey, Hauser, & Edsall regarding technical review comments for Clovewood regarding July application.

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- August 21, 2014, memo from Robert Geneslaw, Village Planning Consultant regarding technical comments for Clovewood regarding July application.
- September 4, 2014, letter from Mike Weeks, Village Engineer from McGoey, Hauser, & Edsall regarding technical review comments for MB Professionals – Sleepy Hollow.
- September 4, 2014, letter from Mike Weeks, Village Engineer from McGoey, Hauser, & Edsall regarding technical review comments for ARA Bagel Shop.

➤ **Old Business:**

- Engineer Weeks discussed the technical review comments for ARA Bagel Shop correspondence dated September 4, 2014.
- Engineer Weeks discussed his September 4, 2014 technical review comments for MB Professionals-Sleepy Hollow. He reiterated that the building height is required on the site plans.

➤ **New Business:**

- Motion made to have the Building Inspector provide her interpretation of the Code Section 235-14.4(c)(4) as applied to the Ridgeline Overlay District regarding MB Professionals – Sleepy Hollow application by Member Corrado and seconded by Member Campbell. *4 Ayes, 3 absent – Member Aleixo, Member Torpey and Alternate Member Corrallo.*
- Motion to the Village Board to change the following:
  - Page 1 of the Planning Board Application for Site Development Plan to read – “Subsequent to the initial filing, the planning board will establish the submittal dates **subject to the size and complexity of the application.**”
  - Page 1 of the Planning Board Application for Preliminary Subdivision to read - “Subsequent to the initial filing, the planning board will establish the submittal dates **subject to the size and complexity of the application.**”
  - Page 1 of the Planning Board Application for Final Subdivision to read -“Subsequent to the initial filing, the planning board will establish the submittal dates **subject to the size and complexity of the application.**”
  - Page 1 of the Planning Board Application for Conditional Use Permit Application to read -“Subsequent to the initial filing, the planning board will establish the submittal dates **subject to the size and complexity of the application.**”

Motion made by Member Corrado and seconded by Member Campbell. *4 Ayes, 3 absent – Member Aleixo, Member Torpey and Alternate Member Corrallo.*

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➤ **Next Meeting Date:**

- Next meeting scheduled will be September 9, 2014.
- Work session meeting scheduled for September 25, 2014 to be changed to September 23, 2014 at 8:00pm.

➤ **Close Meeting:**

- Motion to close meeting made by Member Campbell at 8:25 p.m. and seconded by Member Corrado. 4 Ayes, 3 absent – *Member Aleixo, Member Torpey and Alternate Member Corrallo.*

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