

**Village of South Blooming Grove
Planning Board Minutes
March 27, 2013
7:00 P.M.**

➤ **Call to order:**

- Chairman Sas called to order the Planning Board at 7:06 p.m. on March 27, 2013, 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. The Chairman opened the Board Meeting with the Pledge of Allegiance.

➤ **Roll call:**

- Chairman Sas conducted a roll call. The following persons were present:
 - Robert Corrado-Member
 - Manny Aleixo – Member
 - James Campbell- Member
 - Julius Sas- Chairman

➤ **Also Present:**

- Celina Rofer- Deputy Clerk
- Jim Farr- Village Engineer
- Joe McKay- Village Attorney

➤ **Absent:**

- Ronald Torpey – Member

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from March 13, 2013 by Member Corrado and seconded by Member Aleixo. *4 Ayes, 1 Absent Member Torpey*

➤ **Escrow Review:**

- Reviewed abstracts and vouchers.

➤ **Public Comment:**

- None.

➤ **Correspondence:**

- Reviewed email from Attorney McKay to Attorney Lipman regarding the Orange and Rockland site plan application.

➤ **Old Business:**

- **Orange and Rockland Site plan Application for proposed accessory building:** Applicant and attorney not present at this meeting. The board

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is inquiring through Attorney McKay as to whether or not they are withdrawing their application for site plan approval.

- **Peanut Holdings, Inc. Site Plan and Subdivision Applications:** Engineer Jim Farr discussed his on-site meeting with the applicant and the Department of Transportation (DOT). Included in the application packages submitted to the board is a traffic study, done independently of the DOT. DOT stated the intersection of Mountain Road and State Route 208 warrants a traffic light regardless of any building. Farr advised the applicant to contact the engineer for the other proposed project to discuss options for the traffic light. Traffic consultant met with both applicants (Peanut Holdings, Inc. and Metro Asset Management, for another project). Final decision will be issued by DOT.
 - The Board needs clarification as to whether or not the proposed residential lot has access to Sleepy Hollow Road.
 - Member Corrado asked about the required distance of green space between residential and commercial lots. He believes it is 100ft and the map only shows 50ft.
 - **Conditional Use Permit Application-** Attorney McKay will be working on the last page, Owners Endorsement, for board approval.
- **New Business:**
- None.
- **Next Meeting Date:**
- Next meeting scheduled for April 10, 2013.
- **Chairperson & Member Comments:**
- Motion to close meeting made by Member Aleixo 8:40 P.M. and seconded by Member Campbell. *4 Ayes, 1 Absent Member Torpey*

Minutes respectfully submitted by:

Celina Rofer – Deputy Clerk