

**Village of South Blooming Grove
Planning Board Minutes
April 10, 2013
7:00 P.M.**

➤ **Call to order:**

- Member Corrado called to order the Planning Board at 7:00 p.m. on April 10, 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:**

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

➤ **Also Present:**

- Celina Rofer- Deputy Clerk
- Jim Farr- Village Engineer
- Robert Geneslaw- Village Planner
- Vincent Pietrzak- Engineer for Applicant Peanut Holdings, Inc.

➤ **Absent:**

- Ronald Torpey – Member
- Julius Sas- Chairman
- Joe McKay- Village Attorney- arrived at 7:00pm but excused himself due to a family emergency. Brief comments noted below.

➤ **Adoption of Minutes:**

- Adoption of meeting minutes from March 27, 2013 has been adjourned for the next meeting to include comments from Attorney McKay.

➤ **Escrow Review:**

- Reviewed abstracts and vouchers.

➤ **Public Comment:**

- None.

➤ **Correspondence:**

- None.

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➤ **Old Business:**

- **Peanut Holdings, Inc. Site Plan and Subdivision Applications:**
Attorney McKay arrived to advise the board that he would be unable to attend the meeting due to a family emergency. He briefly discussed and disclosed that in the past his firm, Tarshis, Catania, Liberth, Mahon & Milligram, PLLC (TCLMM), had represented Henry Lust Sr., original owner of the property of proposed Commercial Park. McKay spoke with Steve Hunter, attorney of Henry Lust, Jr. current property owner. Henry Lust, Jr., accepted, agreed, and signed a waiver that any potential conflict of interest in TCLMM's representation of VSBG in this matter exists.
- Vincent Pietrzak, applicant's engineer, began by stating that he met with the Department of Transportation (DOT) and was asked to include turning lanes on the plans so the entrance was relocated further south. He also stated that he doesn't believe it will be a problem to move the well further away from the cemetery, referred to Village Code Section 235.2.5a and shared that subsection 'a' seems to conflict with subsection 'c'. Pietrzak stated that 50ft road and cul-de-sac lots can own a portion of the road and have a road maintenance agreement incorporated. It could also be possible to incorporate a maintenance agreement for storm water drainage.
- Member Aleixo asked about the self-storage area being an unlisted use and needing approval from the Village Board to which Pietrzak replied that during one of the CDRC meetings, the mayor favored that idea over the originally planned bus parking lot. The Village Board can limit what can be stored.
- Member Corrado questioned the distance of green space between the commercial and residential lot and stated that the residential lot lacks bulk (less than 2 acres). Pietrzak stated that they are awaiting a title search to learn if they have rights to access Sleepy Hollow Road.
- Engineer Jim Farr advised Pietrzak to draft a response to all comments presented by the Village's experts and Planning Board Members. At some point we will probably want an architectural rendering. Planner Geneslaw stated that all boards will be involved with this project and one board should be named lead agency.
- **Conditional Use Permit Application-** Topic adjourned for next meeting. Attorney McKay doing final markup on last page, Owners Endorsement, for board review.

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➤ **New Business:**

- None.

➤ **Next Meeting Date:**

- Next meeting scheduled for April 24, 2013.

➤ **Chairperson & Member Comments:**

- Motion to close meeting made by Member Aleixo 7:57 P.M. and seconded by Member Campbell. *3 Ayes, 2 Absent Member Torpey and Chairman Sas*

Minutes respectfully submitted by:

Celina Rofer – Deputy Clerk