

**Village of South Blooming Grove
Planning Board Work Session Minutes
July 23, 2015
7:00 P.M.**

➤ **Call to order:**

- Chairperson Sas called to order the Planning Board Work Session Meeting at 7:03 p.m. on July 23, 2015, 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:
 - Manny Aleixo – Member
 - Robert Corrado – Member
 - Stanley Kimball – Member

- Also Present:
 - Mike Weeks – Village Engineer
 - Joe McKay – Village Attorney
 - Bob Geneslaw – Village Planner
 - Jeanne Ovensen – Village Building Inspector
 - Dennis Lynch, Esq. – Special Counsel
 - Gerald & Linda Gagliardi – applicant
 - David Higgins, P.E. – Engineer for applicant's – Gagliardi & Metro Asset Management
 - Austin Jones – Blooming Hill Farm applicant

➤ **Absent:**

- James Campbell - Member

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from June 25, 2015 by Member Corrado and seconded by Member Aleixo. *3 Ayes, 1 Abstain – Member Kimball and 1 Absent – Member Campbell.*
- Motion to adopt meeting minutes from July 9, 2015 by Member Aleixo and seconded by Member Kimball. *3 Ayes, 1 Abstain – Chairperson Sas and 1 Absent – Member Campbell.*

○ **Escrow Review:**

- Reviewed bank statements and vouchers.

○ **Business:**

- Jeanne Ovensen, Village Building Inspector asked the Planning Board for an interpretation regarding the site plan for ARA Bagels in reference to the height on the site plan. Motion made by Chairperson Sas to advise ARA Bagels to build per site plan that was approved. If an amended site plan is required, ARA Bagels would need to reappear in front of the Planning Board. *4 Ayes, 1 Absent – James Campbell.*

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- Austin Jones, Blooming Hill Farm applicant discussed his application and answered questions from the Planning Board.
- Joe McKay, Village Attorney informed Austin Jones, Blooming Hill Farm applicant that a Conditional Use Permit application would need to be completed and submitted.
- Mike Weeks, Village Engineer advised Austin Jones to complete a narrative.
- Attorney McKay, asked Austin Jones to provide a Visual Assessment and Biodiversity Analysis.
- Motion to recommend favorable consideration of the Special Use Permit for the Sleep Inn Hotel - Gagliardi to the Village Board with issues of concerns made by Chairperson Sas and seconded by Member Aleixo of the Planning Board. *4 Ayes, 1 Absent – Member Campbell.*

➤ **Correspondence:**

- Letter from Blooming Hill Farm dated July 17, 2015
- Letter from Lanc & Tully, Engineer for Gagliardi – Sleep Inn Hotel, dated July 17, 2015 outlining the following submission:
 - Revised Hotel Sketch Plan dated July 15, 2015
 - Revised Sketch Subdivision Plan dated July 15, 2015
 - Color Presentation Plan for Overall Development dated July 17, 2015
 - Color Presentation Plan for Lot 3 dated July 15, 2015
 - Color Presentation Plan for Lots 2 & 3 dated July 15, 2015
 - Traffic Impact Study dated June 25, 2015
- Letter from Orange County Department of Planning regarding Metro Asset Management.
- Letter from Parks, Recreation, and Historic Preservation regarding Metro Asset Management dated June 29, 2015.

➤ **Next Meeting Date:**

- Next meeting scheduled will be August 6, 2015 – work session.

➤ **Close Meeting:**

- Motion to close meeting made by Chairperson Sas at 8:30 p.m. and seconded by Member Corrado. *4 Ayes, 1 absent – Member Campbell.*

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