

**Village of South Blooming Grove
Planning Board Meeting Minutes
November 19, 2015
7:00 P.M.**

➤ **Call to order:**

- Member Corrado called to order the Planning Board Meeting at 7:00 p.m. on, November 19, 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. Member Corrado opened the Board Meeting with the Pledge of Allegiance.

➤ **Roll call:**

- Member Corrado conducted a roll call. The following persons were present:
 - Manny Aleixo - Member
 - James Campbell – Member
 - Stanley Kimball – Member
- Also Present:
 - John Furst, Esq. – Attorney
 - David MacCartney, Jr., Esq. – Special Counsel
 - Mike Weeks – Village Engineer
 - Austin Jones – Blooming Hill Farm applicant
 - David Niemotko – Architect for Cullen Accessory Apartment applicant
 - Gardiner Barone, Esq. – Attorney for Peanut Holdings applicant
 - Joe Pfau – Engineer for Peanut Holdings applicant
- Absent:
 - Julius Sas - Chairperson
 - Bob Geneslaw – Village Planner

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from November 5, 2015 by Member Kimball and seconded by Member Aleixo. *4 Ayes, 1 Absent – Chairperson Sas.*

➤ **Escrow Review:**

- Reviewed bank statements and vouchers.

➤ **Business:**

- Mike Weeks, Village Engineer - discussed the Technical Comments memo dated November 19, 2015 for Blooming Hill Farm.
- Member Corrado made a motion to adopt the Negative Declaration and Part I of SEQRA Form, for Blooming Hill Farm's Conditional Use and Site Plan for a limited restaurant use at an active farm. The proposal involves the construction of a new commercial building (approximately 3,200 square feet) that will contain a kitchen, an event space and space for selling the produce grown on the property. The proposed structure will be built in an area that already contains other existing farm structures and an existing gravel parking. Seconded by Member Campbell. *4 Ayes, 1 Absent – Chairperson Sas.*

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- John Furst, Village Attorney – Presented Resolution of the Planning Board of the Village of South Blooming Grove

Resolution No. 9 *Resolution of the Planning Board of the Village of South Blooming granting Conditional and Site Plan approval to Blooming Hill Farm for the parcel of real property located at Section 202, Block 1, Lot 23, in the Village of South Blooming Grove, said lot also being known as 1251 Route 208 (the “Property”). Motion to approve made by Member Aleixo and seconded by Member Campbell. 4Ayes, 1 Absent – Chairperson Sas.*

- David MacCartney, Special Counsel – Presented Resolution of the Planning Board of the Village of South Blooming Grove

Resolution No. 10 *Resolution of the Planning Board of the Village of South Blooming granting applicants request for referral to Zoning Board of Appeals on currently identified variances for the parcel of real property located at Section 215, Block 5, Lot 9, in the Village of South Blooming Grove, said lot also being known as 5 Pecos Court (the “Property”). Motion to approve made by Member Corrado and seconded by Member Aleixo. 4Ayes, 1 Absent – Chairperson Sas.*

➤ **Correspondence:**

- Mike Weeks, Village Engineer discussed the Technical Comments memo dated November 19, 2015 regarding Blooming Hill Farm.
- Memorandum from Robert Geneslaw, Village Planner dated November 18, 2015 was discussed regarding Blooming Hill Farm.

➤ **Public Comments:**

- None.

➤ **Next Meeting Date:**

- Next meeting scheduled will be December 3, 2015 – Work Session.

➤ **Close Meeting:**

- Motion to close meeting made by Member Corrado at 8:14 p.m. and seconded by Member Kimball. 4 Ayes, 1 Absent – Chairperson Sas

Minutes respectfully submitted by:
Kendra Percarpio – Clerk to Board