

**Village of South Blooming Grove
Planning Board
Minutes
March 12, 2014
7:00 P.M.**

➤ **Call to order:**

- Member Corrado called to order the Planning Board at 7:00 p.m. on March 12, 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. Member Corrado opened the Board Meeting with the Pledge of Allegiance.

➤ **Roll call:**

- Member Corrado conducted a roll call. The following persons were present:
 - Bob Corrado - Member
 - James Campbell - Member
 - Manny Aleixo – Member
 - Stephen Corrallo – Alternate Member
- Also Present:
 - Dennis Lynch, Esq.- Village Attorney
 - John Szarowski- Village Engineer
 - Bob Geneslaw – Village Planner
 - Gardiner Barone, Esq. – Attorney for Peanut Holdings
 - Anthony Trochiano – Pietrzak & Pfau Engineering & Surveying
- Absent:
 - Julius Sas - Chairperson
 - Ronald Torpey- Member

➤ **Adoption of Minutes:**

- Adoption of February 26, 2014 minutes was tabled to next month since Chairperson Sas was absent.

➤ **Escrow Review:**

- Approved bills.

➤ **Public Comment:**

- None.

➤ **Correspondence:**

- Dennis Lynch, Esq. Village Attorney, wanted to show for the record correspondence from Bob Corrado, Planning Board Member dated March 12, 2014 to confirm that his sons property is adjacent to Peanut Holdings and Member Corrado's property is adjacent to his sons property to the east. Member

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Corrado believes that he can be fair and impartial in reviewing Peanut Holdings application. Applicant's attorney, Gardiner Barone was given a copy of the letter.

➤ **Old Business:**

➤ **New Business:**

- Peanut Holdings LLC presented their site plan to the board for a Commercial Park in the Village of South Blooming Grove. They are proposing four (4) warehouses, two (2) self storage buildings with outdoor storage and seven (7) lot subdivision. Six (6) of the lots will be for commercial use and one (1) lot will be for residential use.
- John Szarowski, Village Engineer discussed the Technical Comments memo dated October 12, 2012. He highlighted the following: individual wells, storm water control facilities, proposed project extremely visible along Route 208, should have “minimal visual impact”, green space infrastructure, mitigate visual impacts, and potential impacts on the nearby cemetery.
- Bob Geneslaw, Village Planner discussed the Technical Comments memo dated February 24, 2014. He highlighted the following: impact on the nearby cemetery, conditional use requirement for warehouses, storm water facilities, and applicant needs to be clear and identify as to which type of parking – RV or Bus parking, and applicant needs to revisit the traffic study and the impact on Route 208.

➤ **Next Meeting Date:**

- Next meeting scheduled for March 26, 2014 – Work Session.

➤ **Close Meeting:**

- Motion to close meeting made by Member Aleixo at 8:31p.m. and seconded by Member Campbell. *4 Ayes, 2 Absent, Chairperson Sas, and Member Torpey,*

Minutes respectfully submitted by:
Kendra Percarpio, Deputy Clerk