

**Village of South Blooming Grove
Planning Board
Minutes
July 10, 2014
7:00 P.M.**

➤ **Call to order:**

- Chairperson Sas called to order the Planning Board at 7:02 p.m. on July 10, 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. Chairperson Sas opened the Board Meeting with the Pledge of Allegiance.

➤ **Roll call:**

- Chairperson Sas conducted a roll call. The following persons were present:
 - Julius Sas- Chairperson
 - Manny Aleixo - Member
 - Robert Corrado- Member
 - Stanley Kimball – Alternate Member

- Also Present:
 - Dan Sullivan, Esq.- Attorney
 - Mike Weeks - Village Engineer
 - Dennis Lynch, Esq. – Special Counsel
 - Gardiner Barone, Esq. – Attorney for Peanut Holdings, LLC.
 - Joe Pfau – Engineer for Peanut Holdings, LLC
 - Ralph Ala – Applicant for ARA Bagel Shop
 - Jonathan Cella – Engineer for ARA Bagel Shop

- Absent:
 - James Campbell - Member
 - Steve Corrallo- Alternate Member
 - Ronald Torpey- Member
 - Bob Geneslaw – Village Planner

➤ **Adoption of Minutes:**

- Adoption of June 26, 2014 minutes was tabled to next month since Member James Campbell was absent. *4 Ayes, 3 Absent*

➤ **Escrow Review:**

- Reviewed escrow for Peanut Holdings, LLC and ARA Bagel Shop.
- Reviewed bank statement and vouchers.

➤ **Public Comment:**

- None.

➤ **Correspondence:**

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- July 8, 2014, memo from Robert Geneslaw, Village Planning Consultant regarding technical comments for Peanut Holdings, LLC.
- July 8, 2014, letter from Mike Weeks, Village Engineer from McGoey, Hauser, & Edsall regarding technical review comments for Peanut Holdings, LLC.
- July 8, 2014, letter from Mike Weeks, Village Engineer from McGoey, Hauser, & Edsall regarding technical review comments for ARA Bagel Shop.
- July 8, 2014, memo from Robert Geneslaw, Village Planning Consultant regarding technical comments for ARA Bagel Shop.

➤ **Old Business:**

- Peanut Holdings LLC presented their revised site plan dated June 18, 2014 to the board for a Commercial Park in the Village of South Blooming Grove. They are proposing two (2) 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.
- Mike Weeks, Village Engineer discussed the Technical Review Comments correspondence dated July 3, 2014. He highlighted the following: storm water control facilities, traffic volume on Route 208 may warrant a traffic signal and further review, Sleepy Hollow Road access, and the visibility of the proposed project along Route 208.

Additionally, discussed were the Technical Comments from the Village Planner dated July 7, 2014. The applicant is advised to revisit the traffic study and the impact on Route 208, storm water provisions, access to Sleepy Hollow Road, and emergency vehicle access.

- Member Corrado inquired regarding plans for the outdoor storage and regarding noise impact.
- Dennis A. Lynch, Esq. – Special Counsel – For the record, waiver for the 60-day window for now and until August 7, 2014 or the next Planning Board Meeting.
- Gardnier Barone, Esq., Attorney for Peanut Holdings, LLC. reminded the Planning Board that Peanut Holdings was there for a recommendation from the Planning Board to the Village Board for a Special Use Permit.

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The applicant stated that he would like to be placed on the agenda for the Planning Board work session on August 7, 2014. Chairperson Sas agreed. Applicant will address the following at August 7, 2014 meeting:

1. Comments from the S.B.G. Fire Dept regarding emergency vehicle access.
2. Access to Sleepy Hollow Road
3. Visual details of site plan.
4. Traffic consultant comments regarding the use of turning lanes.

➤ **New Business:**

- Dan Sullivan, Attorney for Village - Prepared and presented Resolution of the Planning Board of the Village of South Blooming Grove designating itself Lead Agency to conduct review of the application for a site development plan submitted by ARA Bagels, Inc. The existing site situated at Section 214, Block 1, Lot 22, said property also known as 815 State Route 208.

Resolution No.2 Planning Board of the Village of South Blooming Grove designating itself lead agency pursuant to the New York State Environmental Quality Review Act ("SEQRA"), to conduct review of the application for a site development plan submitted by ARA Bagels, Inc. Motion to approve made by Member Aleixo and seconded by Member Corrado. 4 Ayes, 3 Absent- Member Campbell, Member Torpey and Alternate Member Corrallo.

- Mike Weeks, Village Engineer discussed the Technical Review Comments letter dated July 3, 2014. He discussed the following: limiting the left turn would need to send to DOT, survey to be extended through the intersection, biodiversity analysis and advised the applicant to notify the Village Board that both water/sewer capacity would likely increase.

➤ **Next Meeting Date:**

- Next meeting scheduled for July 24, 2014 – Work Session.

➤ **Close Meeting:**

- Motion to close meeting made by Member Aleixo at 8:48P.M., seconded by Member Corrado. 4Ayes, 3 absent.

Minutes respectfully submitted by:
Kendra Percarpio, Deputy Clerk