

**Village of South Blooming Grove
Planning Board -Minutes
09/07/2010
7:00 P.M.**

➤ **Call to order**

- Chairman Julius Sas called to order the Planning Board Meeting at 7:05 p.m. on September 7, 2010 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.

➤ **Roll call**

- Julius Sas conducted a roll call. The following persons were present:
 - Julius Sas- Chairman
 - Manny Aleixo- Member
 - James Campbell- Member
 - Ronald Torpey- Member
 - Robert Corrado- Member

Also Present

- Patricia Adamchek- Planning Board Clerk/Deputy Clerk

Absent

➤ **Adoption of Minutes:**

- None.

➤ **Public Comments on Agenda:**

- No Public Comment

➤ **New business:**

- Chairman Sas introduces Planning Board to George Baroutjian, applicant for said lot being known as 42 Fort Worth Drive.
- Chairman Sas notes that the Village engineer is not present for the meeting.
- Chairman Sas asks Mr. Baroutjian if he had anything new other than his original drawings. Mr. Baroutjian replies that he has the originals. He also has notes from the engineer taken from the last meeting.
- Mr. Baroutjian asks what the next step will be. Chairman Sas advises Mr. Baroutjian that he needs to submit a site plan.
- Chairman Sas advises Mr. Baroutjian that Jim Farr should be present to review any plans with regards to this application and that Mr. Farr would

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be the person to comment on any purposed changes or concerns regarding Mr. Baroutjian's maps.

- Chairman Sas advises Mr. Baroutjian that at this point he should obtain detailed drawings from an engineer in order to proceed. He states that Mr. Farr, the Village engineer, will be present at the next Planning Board meeting scheduled for October 4, 2010 and that Mr. Farr can review the plans at that time.
- Member Aleixo asks if there was an issue with the side lines. Member Corrado advises the Board wait to hear from Jim Farr concerning the interpretation of the setback details. Member Aleixo is concerned that if the lot lines are approved that the applicant could be left with a lot that will be unbuildable. Member Corrado replies that the lot should be buildable, but that the applicant may have move or reduce the size of the house.
- The board now reviews the Bull Mine maps. Julius confirms that Palamar Drive is indeed a private road. It is also determined that the dam in the lake as stated in the previous meeting with the applicants, is a spill way. Questions also arose as to how the applicants will deal with the location and maintenance of the lake.
- Chairman Sas brings up the subject of the fees for Bob Geneslaw for services rendered regarding the purposed Bull Mine subdivision. It is determined that an escrow account should be set up for Melanie Lebedowicz.
- Chairman Sas states that a notice must be posted regarding the October 4, 2010 meeting for the Baroutjians.
- Chairman Sas states that the next meeting will take place on September 15, 2010 at 7 pm. It will be a work session.
- Chairman Sas states that the Planning Board will hold a CDRC meeting on October 8, 2010 at 3 pm with Mr. Wagshal, who owns a piece of property on Rt 208. Mr. Wagshal would like to discuss putting up a trailer on this piece of property. It is confirmed that Chairman Sas and Member Aleixo along with one member of the Village Board will attend.
- Member Corrado voices some concerns regarding the subdivision of lots and whether or not it gives the owner the right to build on that lot without appearing before the Planning Board. Member Aleixo replies that the plans must be presented to the building inspector and if they conform to

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the zoning laws only then can the owner go ahead and develop the lot. A discussion giving examples of different scenarios follows.

➤ **Resolutions:**

None.

➤ **Adjournment:**

- Motion to close meeting by Chairman Sas at 8:21 pm, seconded by Member Torpey 5 Ayes

- Minutes Respectfully submitted by: Patrica Adamcheck, Planning Board Clerk