

**Village of South Blooming Grove  
Planning Board –Minutes  
Regular Meeting  
April 13, 2011  
7:00 P.M.**

➤ **Call to order:**

- Chairman Julius Sas called to order the Planning Board Work Session at 7:01pm on April 13, 2011 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
  - James Campbell- Member
  - Robert Corrado-Member
  - Manny Aleixo – Member
  - Ronald Torpey - Member

**Also Present:**

- Joe McKay-Planning Board Attorney
- Bob Geneslaw – Planner
- Jim Farr – Engineer
- Susan DeMaio – Assistant Clerk

➤ **Adoption of Minutes:**

- Motion to adopt the minutes for the March 9, 2011 Work Session Meeting and the March 23, 2011 Regular Meeting made by Member Corrado seconded by Member Campbell. 5 Ayes.

➤ **Comments:**

- Jim Farr gave an update pertaining to his conference with Mr. Sweeney with regards to Sheri Torah. He stated that they are waiting for an item by item response to technical comments and questions. Chairman Sas reminded everyone that there was a time frame to be met and was answered that Mr. Lynch and Mr. Sweeney are working on an extension.
- The Board then reviewed the 42 Forth Worth application plans. Jim Farr discussed the required lines versus the provided lines and footage requirements.

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- A discussion ensued regarding keeping the house basically on the same distance markings as other houses on Fort Worth. The Board was shown two sets of plans. The board requested that the latest plans go back to the engineer for a new revision clearly establishing the final set of clear setbacks and positioning of the house and that the house should conform to other homes on Fort Worth. It was stated that there should be a notation made on the latest plan stating that the front of the house should not be more than midpoint further back than the two houses on either side.
- Mr. McKay will prepare the public hearing notice and it will be posted by the Village Clerk. Mailing and posting instructions were given to Mr. Baroutjian.
- Jim Farr suggested that all future plans be submitted to the Clerk at Village Hall.

➤ **Resolutions:**

- **Resolution No. 2** - Accepting the application for 42 Fort Worth Place subject to SEQRA and listing the Planning Board as Lead Agency. Motion to pass the resolution made by Member Corrado, seconded by Member Aleixo.
  - *Resolution passed 5 Ayes, Chairman Sas, Member Corrado, Member Aleixo, Member Campbell, Member Torpey.*
- Motion to accept the modification of Resolution No. 2 to include the waivers from subdivision codes on plans made by Chairman Sas, seconded by Member Aleixo. 5 Ayes.

➤ **New business:**

- The Mountain Road application was reviewed. Member Corrado excused himself due to a potential conflict of interest.
- Jim Farr determined that an area variance would be needed to sub divide as well as a permit from the County as the property is on a County Road.
- There was a discussion pertaining to the history of the lot, with regards to lot lines. The applicants produced old tax maps showing two lots with surveyor notes showing parcels labeled one and two. It is currently

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listed as one tax lot. Mr. Corrado was told that it is possible to have two parcels in one tax lot.

- Mr. Corrado stated that sub division plans previously submitted to the Town of Blooming Grove narrowly missed the deadline for two conforming lots due to the illness of a Town Planning Board member and a subsequent delay in hearings. Mr. Corrado also stated that previous concerns raised by the County have been addressed. Mr. Corrado stated that he spoke with someone from the County, and that the person felt that if the proposed plans were approved, the County would be willing to approve the additional driveway.
- Motion to refer the Mountain Road application to the Village of South Blooming Grove ZBA made by Member Campbell, seconded by Member Aleixo. 4 Ayes, 1 Abstain, Bob Corrado.

➤ **Correspondence:**

- Chairman Sas presented a letter to the Board from Melanie Lebedowicz regarding the Bull Mine application. A preliminary application form is to be submitted to the Planning Board with plans.
- A letter will be drafted to send to Ms. Lebedowicz explaining the Village application process.
- A discussion followed regarding Park Land obligations and fees for developments within the Village.
- It was acknowledged that a check was received from Ms. Lebedowicz to cover application and escrow fees. A letter will be sent explaining the correct amounts due.

➤ **Chairperson & Member Comments:**

- The next work session meeting is scheduled for April 27, 2011.
- It was determined that the final draft of the CDRC Meeting Request Information packet will be presented to the Village Board for approval at the April 25, 2011 Village Board Meeting.

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➤ **Adjournment:**

- Motion to close meeting by Member Corrado at 9:23 P.M seconded by Member Torpey. 5Ayes
- Minutes Respectfully submitted by: Susan DeMaio, Assistant Clerk