

**Village of South Blooming Grove
Planning Board Meeting Minutes
June 18, 2020
7:00 P.M.**

Call to order: (Meeting broadcast via ZOOM and Facebook Live)

- Chairperson Douglas called to order the Planning Board Meeting at 7:00 p.m. on June 18, 2020, broadcast via Zoom Meeting on Facebook Live for 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 Douglas opened the Board Meeting with the Pledge of Allegiance.

- **Roll call:**
 - Chairperson Douglas conducted a roll call. The following persons were present
 - Manny Aleixo – Member
 - John Giovagnoli – Member
 - Eric Vogelsberg – Member
 - Raleem Brodhead Moses – Alternate Member
 - Dan Kraushaar, Esq. – Special Counsel
 - Bonnie Franson – Village Planner
 - Michael Weeks – Village Engineer
 - Absent
 - Michelle Rivera – Member

- **Adoption of Minutes:**
 - Motion to adopt meeting minutes from March 19, 2020 by Chairperson Douglas, seconded by Member Giovagnoli. 5 Ayes, 0 Nays.

- **Correspondence:**
 - *Letter from Jay Myrow, Esq. on March 5, 2020 regarding 815 Route 208 application*
 - *Revised Site Plan received March 30, 2020 from Dave Higgins of Lanc & Tully for Metro Assets Phase II*
 - *Revised SWPPP report received March 30, 2020 from Dave Higgins of Lanc & Tully for Metro Assets Phase II*
 - *Tech comments receive April 9 from Scott Quinn of McGoey Hauser and Edsall in response to Metro Assets SWPPP report*
 - *Tech comments received April 29 from Mike Weeks of McGoey Hauser and Edsall for Metro Assets Phase II*
 - *Letter from US Fish & Wildlife Service received May 28, 2020 for Metro Assets Phase II project*
 - *Technical comments received from Planner Bonnie Franson of Nelson, Pope and Voorhees on June 1, 2020 for Metro Assets Phase II*
 - *Letter received June 11, 2020 from Dave Higgins of Lanc & Tully for the Metro Assets Phase II application*
 - *Revised Site Plan received June 11, 2020 for Metro Assets Phase II*
 - *Lot Coverage Calculation received June 11, 202 for Metro Assets Phase II*

- **No New Business**

- **Business**
 - Metro Assets Phase II**
 - Chairperson Douglas opened the floor to discuss the most recent Metro Asset site plan submission.

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- Member Giovagnoli noted that he had not received professional comments from the most recent submission for the Metro Assets project but suggested the board review previous comments received for the March 31 submission.
- Mr. Higgins reviewed applicant response to Planner Franson and Engineer Quinn.
- Mr. Higgins offered the access is a private driveway and not a private road.
- Clearing of the property has been reduced further to limit disturbance.
- Member Vogelsberg asked for clarification on the driveway entrance and exit.
- Mr. Higgins described updates to the site plan that had been requested by Planner Franson.
- Special Counsel Kraushaar asked about the subdivision easements. Mr. Higgins explained the subdivision was addressed by the ZBA in the decision of March 12, 2020.
- Applicant Leo Garrison provided the Building Department CO for the house located on parcel one.
- Review ensued regarding the buffer needed around the project.
- Mr. Higgins offered that a page is missing from the recent cover letter and will forward.
- Mr. Kraushaar asked if bog turtles were found on the property. Mr. Higgins provided details that Mr. Nowicki of the U.S. Department of Fish and Wildlife had done a site visit to the property and determined that no bog turtles were located at the site.
- Planner Franson recommended re-mitigation of the wetland to replace previously removed trees. Mr. Higgins offered the revised site plan provides detail for replacement of trees that had been removed and the landscaping plan does describe what trees will be planted.
- Mr. Kraushaar recommended that the plans be sent to the fire district for review.
- Discussion ensued about the fire code for the proposed building types. Mr. Higgins told the board that the project follows the zoning code required for fire Member Giovagnoli asked which type of building would be built. Mr. Garrison reviewed the provided renderings.
- Mr. Giovagnoli further asked which type of building will be built and Mr. Garrison offered he cannot determine which building interior will be built until securing tenants. Mr. Garrison further explained each building will be identical on the exterior when tenants are secured the interior will be customized tow on of the three provided prototypes.
- Mr. Giovagnoli asked if parking needed to be reviewed. Mr. Higgins explained that the parking design was for the maximum amount of parking spaces.
- Mr. Garrison explained the warehouses are proposed for Woodbury Commons Storage. Trucks will make deliveries and leaving the area. Additionally, extra parking is provided for tenants that may have fleets of vehicles that need to be on site at the same time.
- Mr. Garrison explained that he lives at this property in the house on parcel one of the proposed subdivision.
- Mr. Vogelsberg asked how the applicant is responding to the Covid 19 issues. Mr. Garrison offered that his business is currently following guidelines above and beyond recommendations.
- Mr. Garrison offered he does not anticipate having tenants for another 2-3 years.
- Mr. Higgins further reviewed the site plan to show limited disturbance and extensive landscaping to keep the integrity of the area.
- Mr. Higgins reviewed the sewer pump station.
- Applicant is still waiting for a response from Department of Transportation and expressed his opinion that the DOT has not answered due to the fact that SEQRA is not closed.
- Mr. Weeks offered the site plan should include all sewer pump station information and design. Mr. Higgins asked why this is needed to close SEQRA. The board determined that it is not

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needed to close SEQRA but site plan review will need this information before the board will consider any approval.

- Ms. Franson expressed she is of the opinion that SEQRA is complete and a negative declaration could be issued.
- Ms. Douglas asked if the negative declaration could be issued with conditions.
- Ms. Franson offered since the project is a “Unlisted Action” and a conditional neg dec could be issued.
- A Negative Declaration is needed to hold the public hearing. Two public hearings will be needed to be scheduled, subdivision and site plan review. The board was advised they have 62 days from the public hearing and decision must be made.
- Mr. Giovagnoli asked if there are any open issues for the subdivision. Mr. Weeks reviewed his comments, no issue was determined.
- Mr. Kraushaar offered a private road maintenance agreement is needed for plowing and repair of the driveway.
- Review of the driveway access was discussed.
- Mr. Higgins explained Scott Bonacic, Esq attorney for the applicant has been working with Dennis Lynch to establish an easement document.
- Mr. Vogelsberg asked if a light on Mountain Road would have an impact on the project. Mr. Higgins expressed his opinion that it would help with breaks in traffic.
- Mr. Higgins explained that the driveway entrance would be unrestricted. The DOT made the determination the previous exit driveway would need to be removed and the access for both entering and exiting would be at one point.
- The board determined a full access (ability to make both left and right turns) driveway will be needed.
- Mr. Aleixo asked how many parking spaces will be provided, Mr. Higgins offered there will 122 spaces. Discussion ensued that the maximum amount of parking is being provided.
- The formula for parking was reviewed for warehouse or office space.
- Mr. Garrison offered the reason they created extra parking because the site is narrow and some of the tenants have fleets of vehicles. Additionally, extra parking is needed for snow piling to prevent hazards for fire or first responder access.
- Applicant to wait for comments from the fire department.

➤ **Next Meeting Date:**

- The next Planning Board Work Session is scheduled for July 2, 2020.

➤ **Close Meeting:**

- Motion to adjourn the meeting by Chairperson Douglas at 8:24 p.m., seconded by Member Vogelsberg. *5 Ayes, 0 Nays.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk