

**Village of South Blooming Grove
Planning Board
Meeting Minutes
June 20, 2019
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Regular Meeting at 7:00 p.m. on June 20, 2019, 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 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
 - Eric Vogelsberg –Member
- Also Present
 - Dennis Lynch, Esq. – Special Counsel
 - Bonnie Franson – Planner
- Absent
 - John Giovagnoli – Member
 - Michelle Rivera – Member (Left 8:00 p.m.)
 - Raleem Brodhead Moses -- Alternate Member
 - Michael Weeks – Engineer

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from June 6, 2019 by Chairperson Douglas, seconded by Member Vogelsberg. *2 Ayes, 0 Nays, 1 Abstain, 2 Absent.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Correspondence:**

- a. *Revised Site Plan and Conditional Use Application received June 14, 2019 for 31 Merriewold Lane South*
- b. *Letter received June 17, 2019 from Michael Sandor, PE of MJS Engineering regarding 17 Sleepy Hollow Road summarizing the site plan visit to 17 Sleepy Hollow Road*
- c. *Revised Site Plan and Conditional Use Application received June 18, 2019 for Stonegate Drive application.*
- d. *Revised Site Plan received June 20, 2019 from David Niemotko for 815 Route 208 application.*
- e. *Letter received June 20, 2019 from Steven Barshov summarizing the site visit to 17 Sleepy Hollow.*
- f. *Letter received June 20, 2019 from NYS Department of Environmental Conservation regarding SPDES permit for 17 Sleepy Hollow*

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➤ **Discussion:**

17 Sleepy Hollow

- Attorney Allison Sloto offered background on the application for 17 Sleepy Hollow. Ms. Sloto submitted letters from Steven Barshov, Esq. and NYSDEC regarding the property located at 17 Sleepy Hollow.
- Technical review comments from Michael Weeks were reviewed as read by Chairperson Douglas.
- Applicant to remove framing and heating system from the space located above the garage.
- Member Aleixo requested the applicant provide a copy of the floor plans for review by the Planning Board. The current set of plans is missing the second floor plans.
- Mr. Sandor informed the application for a group home has been withdrawn and the SPDES permit has been discontinued (letter provided). The applicant is seeking a Certificate of Occupancy for a 4 bedroom home. Current septic is a four bedroom system.
- Planner Franson asked where the hydroponic heating is located; the applicant will remove the heating system.
- Special Counsel Lynch offered that any requested site plan approval or amendment to site plan will require a Public Hearing.
- Member Aleixo asked Mr. Sander about the tree replacement; Mr. Sander offered the proposed plan to replace 30 trees that had been removed.
- Member Aleixo asked where the two deliveries of soil located at 17 Sleepy Hollow is from, Mr. Sander offered that a delivery slip explaining if the dirt is clean fill will be provided.
- Applicant requested to schedule a public hearing.
- **Resolution (03)** Motion to schedule a Public Hearing for July 18, 2019 upon receipt of a full set of architectural plans with floor plans and landscaping by Chairperson Douglas, seconded by Member Vogelsberg. *3 Ayes, Chairperson Douglas, Member Aleixo and Member Vogelsberg, 0 Nays, 2 Absent, Member Giovagnoli, Member Rivera.*

13 Dallas Drive

- Special Counsel Lynch reviewed the details regarding the referral to the Zoning Board of Appeals.
- Planning Board is asking for an interpretation of the code from the ZBA.
- ZBA has scheduled a Public Hearing regarding 13 Dallas for June 27, 2019 at 7:30 pm.
- Chairperson Douglas asked how the natural grade is determined if there has been ground disturbance. Planner Franson offered that the site would have to be visited.
- Member Aleixo discussed the term natural grade in measurement and if the ZBA had considered a site visit.

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Metro Assets Phase II

- Dave Higgins of Lanc & Tully offered that the traffic scope, archeological and biodiversity reports are forthcoming within the upcoming weeks.
- The applicant is requesting a ZBA referral for a variances regarding the Bull family cemetery distance, the required 35 foot buffer, a subdivision variance on lot width and residential use in the ORI district.
- Applicant is applying for a Conditional Use Permit for warehouse use that would be obtained from the Planning Board.
- Applicant has applied to the Village Board for permission to enter into the water and sewer district.
- Member Aleixo offered that the board should not have to provide what is needed rather the applicant should request variances with details.
- Planner Franson offered details on what the ORI district entails and explained the landscaping plans will need to follow those guidelines.
- Planning Board will recirculate the Notice of Intent for the Planning Board to Establish Lead Agency.
- Conditional Use, Site Plan and Subdivision all require Public Hearings, point established that the hearings could be held concurrently.
- Member Aleixo offered that a new conditional use permit would be required because of the expansion that is included in the new application.
- Applicant requests a referral to the ZBA, to be placed on the July agenda for referral.
- SEQRA process to be initiated, recirculation to take place declaring Lead Agency.
- Member Aleixo requested the applicant provide a comprehensive list of all requested variances to avoid misinterpretation and ensure all is handled appropriately. Applicant to provide a list of requested variances and will submit all required fees in a timely manner.
- Determination needed regarding dumpster location being considered an accessory structure and its uses and setbacks.
- Surface water overlay to be revised on next map submission.

➤ **Public Comments:**

- Simon Gelb, Forest Road, Monroe – Provided opinion on building height within the village.

➤ **Next Meeting Date:**

- Work session scheduled for July 3, 2019. Motion to cancel work session by Chairperson Douglas, seconded by Member Vogelsberg. *3 Ayes, 0 Nays, 2 Absent.*
- Planning Board Work Session scheduled for July 3, 2019 is canceled, next meeting is scheduled July 18, 2019.

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➤ **Close Meeting:**

- Motion to enter into executive session by Member Vogelsberg at 8:55 p.m., seconded by Member Aleixo. *3 Ayes, 0 Nays, 2 Absent.*
- Motion to exit executive session by Member Aleixo at 9:10 p.m., seconded by Member Vogelsberg. *3 Ayes, 0 Nays, 2 Absent.*
- Motion to close the meeting by Member Vogelsberg at 9:00 p.m., seconded by Chairperson Douglas. *3 Ayes, 0 Nays, 2 Absent.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk