

**Village of South Blooming Grove
Planning Board
Meeting Minutes
September 19, 2019
7:00 P.M.**

➤ **Call to order:**

- Chairperson Douglas called to order the Planning Board Regular Meeting at 7:04 p.m. on September 19, 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
 - Eric Vogelsberg –Member
 - Manny Aleixo – Member
 - Raleem Brodhead Moses -- Alternate Member (7:35 pm arrival)
 - Daniel N. Kraushaar, Esq. – Special Counsel
 - Bonnie Franson – Planner
 - Michael Weeks – Engineer
- Absent
 - John Giovagnoli – Member
 - Michelle Rivera – Member

➤ **Adoption of Minutes:**

- Motion to adopt meeting minutes from August 15, 2019 by Chairperson Douglas, seconded by Member Vogelsberg. *3 Ayes, 0 Nays, 2 Absent.*

➤ **Escrow Review:**

- Reviewed vouchers and escrow statements.

➤ **Correspondence:**

- a. *Phase I Archeological Report for Stonegate Drive project received September 4, 2019*
- b. *Technical comments received on September 10, 2019 from McGoey, Hauser and Edsall pertaining to the 94 Duell application*
- c. *Technical Comments received on September 12, 2019 from Planner Bonnie Franson regarding the 94 Duell application*
- d. *Technical comments received on September 17, 2019 from planner Bonnie Franson regarding 17 Sleepy Hollow*

➤ **New Business:**

- 1032 Route 208
- The Planning Board is in receipt of a Notice of Intent for Lead Agency Consent from Village of South Blooming Grove Board of Trustees.
- Special Counsel Kraushaar reviewed the application for the zoning change for the property located at 1032 Route 208.

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- **Resolution (08)** Chairwoman Douglas made a motion Regarding the Recommendation of a Zoning Change Petition Filed with the Village Board of Trustees for Property Located at 1032 Route 208, Section 207, Block 1, Lot 4, seconded by Member Aleixo. *3 Ayes, 0 Nays, 2 Absent.*

94 Duelk Avenue

- Planning Board is in receipt of a new application for a complete remodel of house located at 94 Duelk Avenue.
- Engineer Mike Weeks reviewed his technical comments for the above application.
- Planner Bonnie Franson reviewed her technical comments for 94 Duelk application. Mentioned that a GML-239 need to be filed with the county.
- The applicant stated there is no extension on the back of the home.
- Mr. Glauber provided a letter from Architect Robert M. Sears responding to technical comments received from the planner and engineer. The letter was accepted as a submission.
- Biodiversity analysis required.
- Visual assessment with photo simulation is required.
- Application is deemed incomplete.

➤ **Discussion:**

17 Sleepy Hollow

- The Planning Board is in receipt of the Landscape Plans for the 17 Sleepy Hollow. Attorney Alison Sloto and Engineer Michael Sandor reviewed the revised Landscape Plans.
- Discussion ensued regarding establishing an escrow account to ensure any plantings would be maintained in the event that the property is sold.
- Ms. Franson reviewed her comments for the current landscape plan.
- Member Aleixo reviewed the process on how to establish an escrow account for this project.
- Special Counsel Daniel Kraushaar will draft a developer's agreement describing the conditions of an escrow account along with a timeline. The developer's agreement will be filed with the Orange County Clerk so any new property owner would have the document on record.
- Ms. Sloto offered that the applicant is willing to follow through with this condition. Additionally, Ms. Sloto offered a revised site plan will be submitted with all conditions that had been established at previous meetings.
- Mr. Weeks review comments that were in currently in process of being completed.
- Mr. Sandor requested a resolution of approval.

13 Dallas Drive

- The Planning Board is in receipt of revised site plan for 13 Dallas Drive.
- Due to the fact that the plans were submitted at the meeting, the board was unable to review or make comments on the application.
- Chairperson Douglas explained that the board would look at the plans this evening but was unable to provide any determination.
- Mr. Kraushaar noted a few discrepancies on the site plan and offered that the applicant should update the plans.

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- Member Aleixo determined that the ZBA has not taken an official vote on the height determination and offered the board would accept the submission but would review after the ZBA had officially voted on the decision.

Stonegate Drive

- Michael Morgante, P.E. spoke about the most recent submission for Stonegate Drive. He provided responses to the technical comments the applicant received at the July 18 meeting.
- Mr. Morgante reviewed the most current submission of August 20 for the Stonegate Drive application.
- Mr. Weeks requested the Jurisdictional Determination letter from Mr. Morgante.
- A variance will be required for the parking and the application will need to be referred to the ZBA.
- Mr. Morgante requested that the Planning Board determine what should be the Stonegate Drive applicant's contribution to the traffic signal at Mountain Road. Inquired if the Village Board needs to be addressed regarding establishing a Developer's Agreement for a traffic signal at Mountain Road and Route 208.
- Mr. Morgante inquired if a new easement granting the village access to the village water main that is located on the property. Mr. Morgante was advised that a new easement would need to be reviewed by the Village Board and a list of responsibilities would need to be described in an agreement.
- The applicant explained they will send a letter to the Village Clerk detailing a proposed developer's agreement regarding traffic control and a new water main easement.
- Mr. Morgante requested circulation of a notice to declare lead agency
- **Resolution (08)** Resolution of the Village Planning Board to circulate a notice of intention to serve as lead agency for Stonegate Drive LLC Project. Motion to accept was made by Chairperson Douglas, seconded by Member Aleixo. *4 Ayes, 0 Nays, 1 Absent.*

➤ **Public Comments:**

- Lipa Deutch, Prag Blvd., Monroe – Offered that suggested changes to the 13 Dallas Drive site plans will be submitted.

➤ **Next Meeting Date:**

- The next Planning Board Work Session is scheduled for October 3, 2019.

➤ **Adjournment:**

- Motion to adjourn the meeting by Chairperson Douglas at 8:56 p.m., seconded by Member Aleixo. *3 Ayes, 0 Nays.*

Minutes respectfully submitted by:
Christine Bodeker – Clerk to Boards