

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
November 16, 2023**

Members Present:

Chairman Solomon Weiss
Dov Frankel
Abraham Klepner
Simon Schwartz
Eli Hiller - Alternate Member

Members Absent:

Yoel Ungar

Also Present:

Daniel Kraushaar, Village Planning Board Counsel
Todd Maurizzio for Al Fusco, Village Engineer
Tom Shepstone, Village Planner

A quorum being present, the meeting was called to order by Chairman Solomon Weiss at 8:05 PM followed by a pledge to the flag.

Chairman Weiss proceeded to recognize Alternate Member Eli Hiller as a voting member of the Board in place of Yoel Ungar.

Approval of Previous Minutes

Tom Shepstone distributed minutes of the October 26, 2023 meeting and asked if any members had comments or requests for revisions. A motion was made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to approve the minutes.

Future Meeting Dates

Tom Shepstone asked that the meeting for December 28, 2023 be rescheduled for 8:00 PM on December 21, 23 at 8:00 PM at the Village Hall. A motion was made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to approve this rescheduling of the December meeting.

A motion was also made by Solomon Weiss, seconded by Eli Hiller and unanimously carried to set all meetings for 2024 for the 3rd Thursday of each month.

Agenda Change

A motion was made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to add an application to the published agenda for a 1233 Route 208 subdivision creating a new two-acre water well at said address.

OLD BUSINESS

14 San Antonio

A public hearing scheduled on this application was opened on a motion was made by Simon Schwartz, seconded by Eli Hiller and unanimously carried. There were no public comments and a motion was made by Eli Hiller, seconded by Abraham Klepner and unanimously carried to continue the public hearing for written comments only until the next meeting on December 21, 2023.

201-203 Prospect Road (Prospect Acres)

A public hearing scheduled on this application was opened on a motion was made by Simon Schwartz, seconded by Dov Frankel and unanimously carried. Michael Morgante, P.E. presented on behalf of the applicant. Todd Maurizzio offered Village Engineer comments. Public comments and discussion focused on the following:

- The necessity of an alternate access, with a connection to Prospect Gardens being a possibility.
- The possible applicability of §280.A of the Town Law.
- The critical importance of a documented water supply as a prerequisite to development.
- Potential habitat fragmentation, wetlands impacts, lighting issues, etc. (see attached written comments by Ryne Kitzrow).
- Whether sidewalks will be constructed on both or just one side of streets.
- Right-of-way width of the main access.

A motion was then made by Abraham Klepner, seconded by Simon Schwartz and unanimously carried to continue the public hearing through the next meeting.

316-318 Lake Shore

A public hearing scheduled on this application was opened on a motion was made by Solomon Weiss, seconded by Eli Hiller and unanimously carried. Michael Calisi, P.E. presented on behalf of the applicant. Todd Maurizzio offered Village Engineer comments. Public comments and discussion focused on the following:

- Drainage issues on Lake Shore Drive.
- Whether the use was residential.
- Neighborhood aesthetics.
- Concerns about density.

- Nearby property conditions.
- The need for sidewalks.

A motion was then made by Eli Hiller, seconded by Abraham Klepner and unanimously carried to continue the public hearing until the next meeting.

41 Mangin

A public hearing scheduled on this 5-lot subdivision application was opened on a motion was made by Solomon Weiss, seconded by Eli Hiller and unanimously carried. Michael Calisi, P.E. presented on behalf of the applicant. Todd Maurizio offered Village Engineer comments. Public comments and discussion focused on the following:

- The need for a drainage easement.
- Side entrance issues.

A motion was then made by Simon Schwartz, seconded by Dov Frankel and unanimously carried to continue the public hearing until the next meeting.

10 Mangin

A public hearing scheduled on this application was opened on a motion was made by Solomon Weiss, seconded by Eli Hiller and unanimously carried. Simon Gelb presented on behalf of the applicant. Todd Maurizio offered Village Engineer comments. There no public comments.

A motion was then made by Solomon Weiss, seconded by Eli Hiller and unanimously carried to close the public hearing.

NEW BUSINESS

1233 Route 208

This two-lot RR District subdivision for purposes of creating a water well lot was discussed briefly. A motion was then made by Solomon Weiss, seconded by Abraham Klepner and unanimously carried to set a public hearing on the application for 8:05 PM on December 21, 2023 at the Village Hall.

1 Red Bird

This application to convert a residence to a 3,000 square feet office with 29 parking spaces was presented by Michael Calise, P.E. and discussed briefly. A motion was then made by Simon Schwartz, seconded by Eli Hiller and unanimously carried to set a public hearing on the application for 8:10 PM on December 21, 2023 at the Village Hall.

46-66 Mangin

This application to create a 20-lot RB District subdivision for duplexes was presented by Michael Morgante, P.E. and discussed briefly, particularly with respect to the need for a documented water supply and widening of Mangin Road. A motion was then made by Eli Hiller, seconded by Simon Schwartz and unanimously carried to set a public hearing on the application for 8:15 PM on December 21, 2023 at the Village Hall.

4 Briar

This two-lot RR District subdivision application was discussed briefly. A motion was then made by Dov Frankel, seconded by Simon Schwartz and unanimously carried to set a public hearing on the application for 8:20 PM on December 21, 2023 at the Village Hall.

10 Roanoke

This two-lot RB District subdivision application was presented by Shmiel Breuer and discussed briefly. A motion was then made by Eli Hiller, seconded by Simon Schwartz and unanimously carried to set a public hearing on the application for 8:25 PM on December 21, 2023 at the Village Hall.

Other Business/Adjournment

There being no other business to come before the Planning Board, Dov Frankel moved to adjourn the meeting. This was seconded by Abraham Klepner and unanimously carried.

Date: November 16, 2023

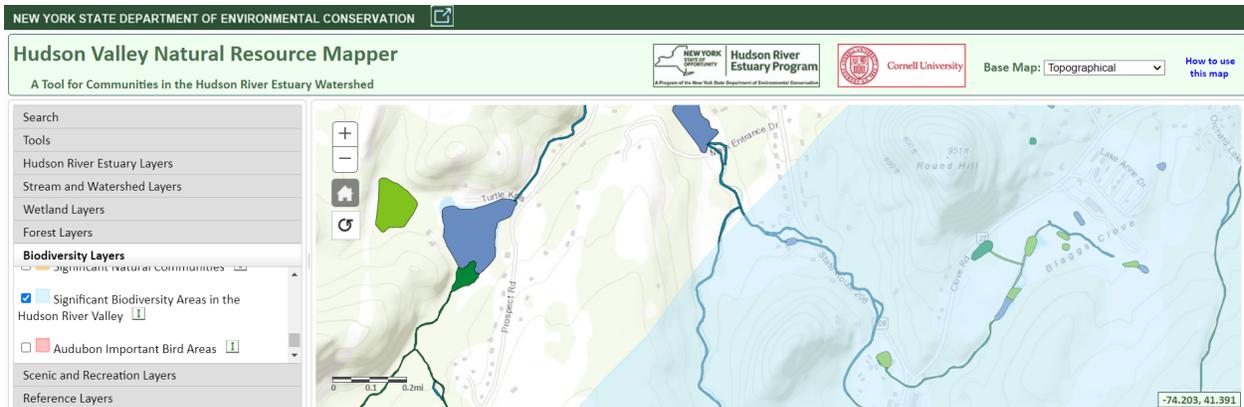
To: South Blooming Grove Planning Board

From: Ryne Kitzrow
120 Round Hill Rd

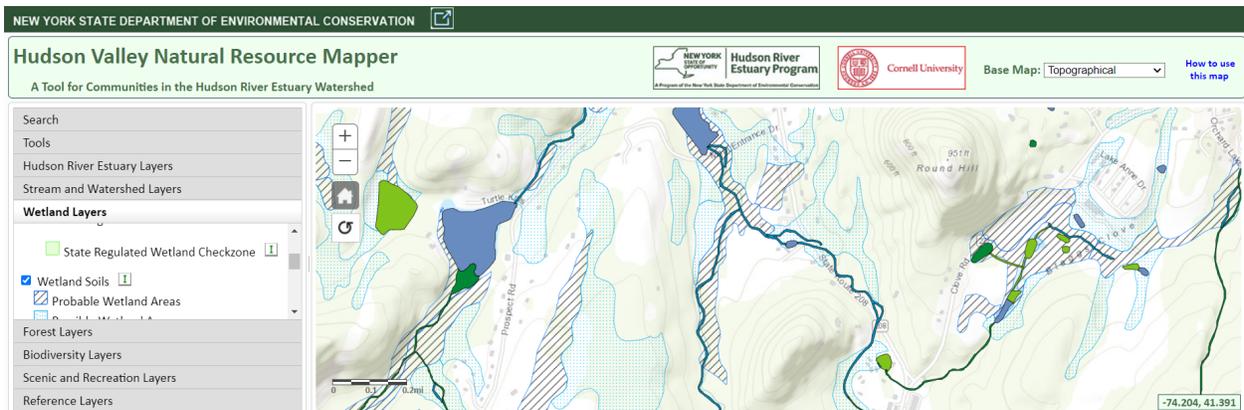
RE: Public Hearing for Prospect Acres

Context of the “Prospect Acres” property

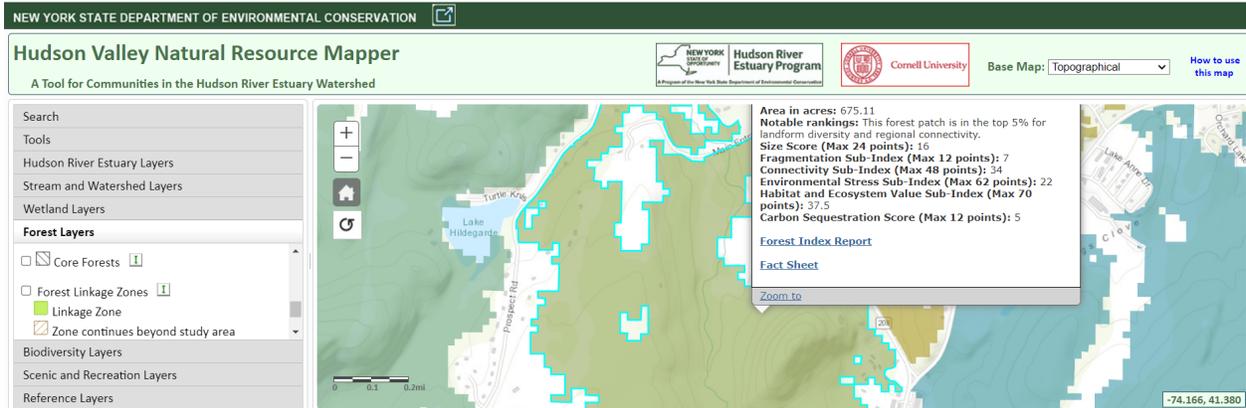
- Habitat of endangered species including Indiana Bat and Northern Long-eared Bat
- Listed as a “Significant BioDiversity Area” by the DEC’s Hudson Valley Natural Resource Mapper



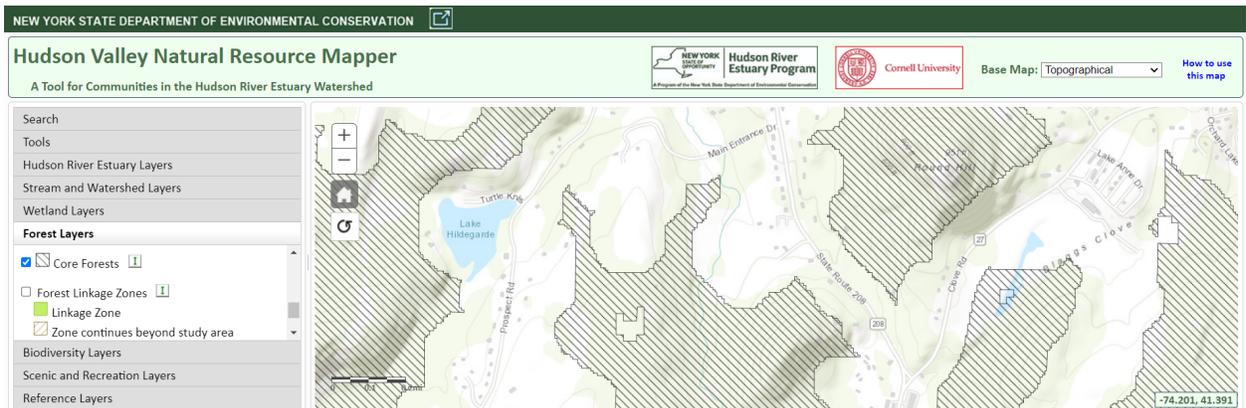
- Listed by the DEC as having “Probable and Possible Wetland Areas



- Listed by the DEC as a forest patch that is within the top 5% land landform diversity and regional connectivity



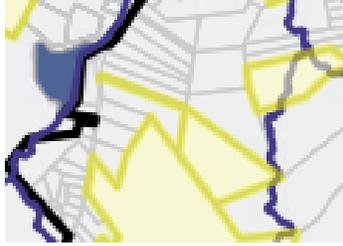
- Listed by the DEC as a “Core Forrest”



- Listed as a “Priority Parcel” for Moodna Creek & Tributaries in the 2020 Town of Blooming Grove Preservation Plan

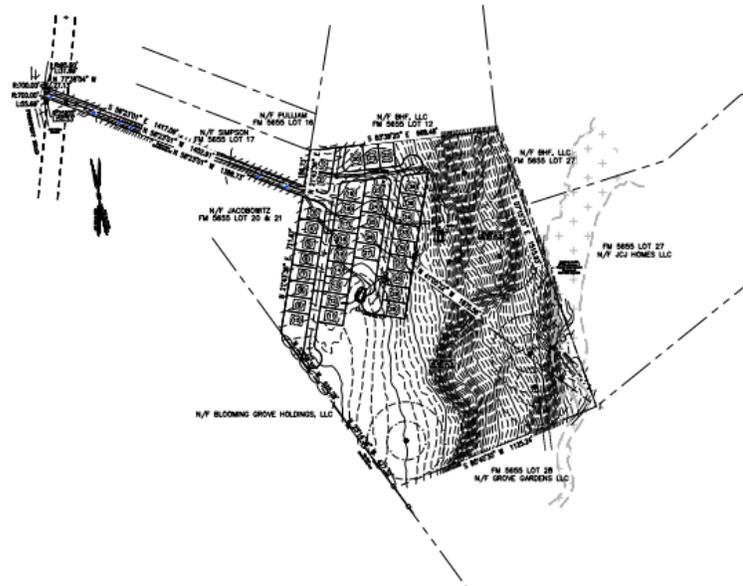


- Listed as a “Priority Parcel” for Agriculture in the 2020 Town of Blooming Grove Preservation Plan



Comments about the proposed site plan for “Prospect Acres”

- This project, in association with the neighboring development of “Prospect Gardens” is causing habitat fragmentation, preventing wildlife from migrating east to west, from Schunemunk Mountain to Tomahawk Lake. This project is causing habitat fragmentation because development is being proposed for the entire width of the property, leaving no ability of animals to migrate.



- The proposal involves developing and removing trees from what the DEC considers a “Core Forest” and a top 5% forest in landform diversity and regional connectivity
- The proposal of 30+ homes is within an area with known water issues and active development which is stressing existing water conditions. The neighboring property of “Prospect Gardens” recently had to reduce their lot count to approximately 30 units because their wells could not support greater density. Those well tests were done without any additional draw from “Prospect Acres”. Any well testing done for “Prospect Acres” should include simultaneous testing from the neighboring development of “Prospect Gardens” to ensure that wells from these neighboring projects do not cumulatively over draw water

- “Prospect Acres” and the neighboring “Prospect Gardens” are both planning to discharge waste water into Satterly Creek. There is concern that this cumulative discharge will cause severe negative impacts to the water, including to protected freshwater eels which have been observed in Satterly Creek. As a resident who lives downstream of this project site on Satterly Creek, I am also concerned that this volume of wastewater will impact the quality of my well water, and the quality of water in Satterly Creek at my house, which I use to water my garden.
- The “Prospect Acres” development is disproportionate in size with residential development currently on Prospect Road. Prospect Road currently contains homes on lots of 2 acres or more, and this proposal is putting homes on .25 acre lots. All traffic from these homes will flow onto Prospect Road, a small old farm road, because no entry or exit to Route 208 is currently being proposed. Increased traffic produced from these homes along with others being proposed in neighboring developments, such as “Prospect Gardens” will have significant negative impacts to existing residents of Prospect Road and neighboring roads that take traffic from Prospect Road, such as Peddler Hill Road and Round Hill Road.

Recommended site plan changes for “Prospect Acres”

- Given the environmental significance of the project site, the Planning Board should use an independent third party to validate that all wetlands have been properly recorded on the project site. The Planning Board may want to consider asking the Town’s Conservation Advisory Commission to perform this task
- Given the environmental significance of the project site, the Planning Board should ensure that the applicant proposes alternative uses for the site that require less clearing, disturbance, and habitat fragmentation.
- Site plan should be amended so that the disturbed area, including homes and roads, do not completely fragment the migratory habitat of animals going east to west in the migratory corridor. This may or may not require reducing lot counts.
- The site plan should be amended so that lot sizes are more comparable with the 2+ acre lots that are pre-existing along Prospect Road
- The engineer should add an outlet to Route 208 so that traffic is not funneled entirely onto the rural Prospect Road.
- The engineer should ensure that well testing for the site is done considering the anticipated draw from the neighboring “Prospect Gardens” development

- The engineer should look at alternatives that do not require discharging wastewater into Satterly Creek, which is used by neighboring residents for farming and gardening, and may impact wells that are positioned close to the Creek.
- The engineer should incorporate and show how the project can retain mature tree stands located on the project site. The Planning Board should not permit the applicant to clear cut the project site until the planning process is complete. It is in the best interest of the future residents of the site and the Planning Board to collaboratively plan trees and landscaping with the applicant prior to the start of any clearing, landscaping, or development.
- In order to mitigate flooding to those downstream of this proposed site, the engineer should reduce paved areas as much as possible and should consider using permeable surfaces for sidewalks and driveways.
- In order to minimize light pollution, the Planning Board should prohibit street lights and flood lights in the project site, which is also consistent with existing lighting on Prospect Road.