

**VILLAGE OF SOUTH BLOOMING GROVE  
PLANNING BOARD  
Regular Meeting  
January 31, 2025**

**Members Present:**

Chairman Solomon Weiss  
Simon Schwartz  
Dov Frankel  
Abraham Klepner  
Eli Hiller (Alternate)

**Members Absent:**

Yoel Ungar

**Also Present:**

Daniel Kraushaar, Village Planning Board Counsel  
Al Fusco, Fusco Engineering - Village Engineer  
Tom Shepstone, Village Planner

The meeting was called to order at 10:00 AM, followed by a pledge to the flag. Chairman Weiss appointed Eli Hiller as a voting member for the meeting.

**Amendment of Agenda**

Planner Shepstone recommended adding two items to the agenda previously distributed: 15 Bailie Lane / Sleep Inn and Valley Heights. A motion was made by Weiss, seconded by Hiller, and unanimously carried to add the items.

**Approval of Previous Minutes**

Minutes of the December 20, 2024 meeting were distributed, followed by a motion made by Weiss, seconded by Hiller, and unanimously carried to approve them as presented.

**Water Supply Update**

Al Fusco updated the Board on the progress of numerous water supply projects taking place in the Village to add substantial capacity and address water quality issues.

## **OLD BUSINESS**

### **46-66 Mangin**

A motion was made by Weiss, seconded by Klepner and unanimously carried to close the public hearing on this project. Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Schwartz, seconded by Frankel, and unanimously carried. A motion was then made by Hiller, seconded by Klepner, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.
4. Infrastructure installation or financial guarantees of the same.

### **Route 208 and Chestnut**

GML §239 review having been obtained and deferring to local determination, Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Weiss, seconded by Hiller, and unanimously carried. A motion was then made by Weiss, seconded by Klepner, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.
4. Infrastructure installation or financial guarantees of the same.

### **6 Strawberry**

Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Schwartz, seconded by Klepner, and unanimously carried. A motion was then made by Hiller, seconded by Schwartz, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.

2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.

### **13 Pennsylvania**

Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Hiller, seconded by Klepner, and unanimously carried. A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.

### **14 Greene**

Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Weiss, seconded by Klepner, and unanimously carried. A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.

### **10-12 San Antonio**

Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Hiller, seconded by Klepner, and unanimously carried. A motion was then made by Schwartz, seconded by Hiller, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.

### **20-22 Sears**

Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria,

which was approved on a motion made by Schwartz, seconded by Klepner, and unanimously carried. A motion was then made by Hiller, seconded by Klepner, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.

### **520 Route 208**

A motion was made by Hiller, seconded by Klepner, and unanimously carried to close the public hearing on this project. Michael Morgante, P.E., provided an update on it, noting the planned entrance would no longer line up with Museum Village Road and project would be waiting on water availability. Members of the Board strongly suggested the access should continue to line up with Museum Village Road. No further action was taken.

### **NEW BUSINESS**

### **822 Route 208**

A motion was made by Hiller, seconded by Klepner and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding parking and water supply and the availability of documents. A motion was then made by Hiller, seconded by Schwartz, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments.

### **5 Alamo**

A motion was made by Weiss, seconded by Hiller and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding parking and water supply and the availability of documents. A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments.

### **55 Mangin**

A motion was made by Klepner, seconded by Hiller and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding access, density, sewer capacity and water supply. A motion was then made by Hiller, seconded by Schwartz, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments.

### **38 Peddler Hill Road**

A motion was made by Schwartz, seconded by Hiller and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding design, street capacity, and parking. A motion was then made by Schwartz, seconded by Hiller, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments.

#### **2-4 Kingsville**

Following brief discussion of this project, a motion was made by Schwartz, seconded by Klepner, and unanimously carried, to set a public hearing on it for 10:05 AM on February 28, 2025 at the Village Hall.

#### **7 Old Town Road**

Following brief discussion of this project, a motion was made by Weiss, seconded by Schwartz, and unanimously carried, to set a public hearing on it for 10:10 AM on February 28, 2025 at the Village Hall.

#### **55 Mangin Road**

Following brief discussion of this project, a motion was made by Hiller, seconded by Klepner, and unanimously carried, to set a public hearing on it for 10:15 AM on February 28, 2025 at the Village Hall.

#### **Valley Heights (formerly Prospect Acres)**

The site plan for this project has been revised to do smaller multi-family units and slightly less land disturbance. Water supply has been secured. Following discussion, a motion was then made by Hiller, seconded by Klepner, and unanimously carried to approve the site plan revisions as part of the previously given Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.
4. Infrastructure installation or financial guarantees of the same.

#### **15 Bailie Lane / Sleep Inn**

The site plan for this project has been slightly revised. Following discussion, a motion was then made by Hiller, seconded by Klepner, and unanimously carried to approve the site plan revisions as part of the previously given Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.
4. Infrastructure installation or financial guarantees of the same.

### **Adjournment**

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