

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
September 26, 2025**

Members Present:

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

Members Absent:

Yoel Unger

Also Present:

Daniel Kraushaar, Village Planning Board Counsel
Brian Smith, Fusco Engineering – Village Engineer
Tom Shepstone, Village Planner

The meeting was called to order at 10:00 AM, followed by the pledge of the flag.

Appointment of Alternate

Chairman Solomon Weiss appointed Eli Hiller as a voting member of the Board.

Approval of Previous Minutes

Minutes of the August 29, 2025 meeting were distributed, followed by a motion made by Weiss, seconded by Hiller, and unanimously carried to approve them as presented.

OLD BUSINESS:

40 Merriewold Lane South

Mr. Amin Terouhid explained the project as a proposed subdivision into two lots, each lot with a single-family dwelling of approximately 2,800 square feet, to be served by municipal sewer and water. Brian Smith, on behalf of the Village Engineer, listed items in the Fusco Engineering letter to Chairman Weiss including the need for a private cross easement, fire lane agreement and road widening deed naming the Village as an additional insured party.

A motion was made by Weiss, seconded by Schwartz and unanimously carried to open the advertised hearing on this project. Public comments expressed concerns over water and sewer availability, and a question regarding the disabled parking requirements.

The project is classified as an unlisted action under SEQRA. A motion was then made by Hiller, seconded by Klepner, and unanimously carried, to continue the public hearing on this project for written comments until the Planning Board Meeting on October 24, 2025 at the Village Hall.

25 Lark

Mr. Kirk Rother explained the project for discussion as a significant change in plan from four (4) lots to 70 lots, to be presented subsequently for review. Engineer Smith cited a SWPPP requirement, Planner Shepstone recommended a Full Environmental Assessment Form be submitted in conjunction with a new application.

Once these items are addressed and site plan is ready for review, the project applicant will contact the Planning Board to request placement onto the agenda.

NEW BUSINESS:

Orange County Planning Federation Training Opportunity - October 17

It was announced that a training workshop entitled, "SEQRA, Planning Ethics, Case Law, and Site Plan / Subdivision Review" will be provided by the Orange County Municipal Planning Federation (\$50/person) on Friday, October 17th, 2025 at SUNY Orange Middletown Campus. The training will provide four (4) hours educational credit toward the state-mandated training requirements.

Village Counsel Kraushaar will prepare and deliver an ethics training covering General Municipal Law issues, disclosures and requirements at the next Planning Board meeting on October 24, 2025.

Mr. David Martino, Shepstone Management Company, Inc., will attend the Orange County Municipal Planning Federation meeting on September 29, 2025 at which the updates to the system for G.M.L. Section 239 Review submissions, new County GIS software, Agriculture District information and general FOIL request guidance will be discussed. He will deliver a training at the next Planning Board meeting on October 24, 2025.

Adjournment

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