

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
November 28, 2025**

Members Present:

Chairman Solomon Weiss
Dov Frankel
Abraham Klepner
Simon Schwartz
Eli Hiller

Members Absent:

Yoel Unger (Alternate)

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 Board Member

Chairman Solomon Weiss requested the Village Board appoint Eli Hiller as a permanent voting member of the Board, and Yoel Unger as an alternate voting member. Meanwhile, the Chairman appointed Eli Hiller as a voting member for this meeting.

Approval of Previous Minutes

Minutes of the September 26, 2025 meeting were distributed, followed by a motion made by Weiss, seconded by Klepner, and unanimously carried to approve them as presented.

OLD BUSINESS:

Provision of Overall Renderings

Joel Stern advised, and Shepstone endorsed, all applicants to provide three-dimensional renderings of their projects to the Planning Board prior to presenting a project proposal.

40 Merriewold Lane South

A motion was made by Hiller, seconded by Klepner and unanimously carried to close the advertised hearing on this project.

Shepstone recommended a Negative Declaration under SEQRA based on a review of the EAF Part 2 criteria, which was approved on a motion made by Schwartz, 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.

17 Greene

The public hearing having been previously closed, 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 Weiss, 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.

Reschedule December Planning Board Meeting

A motion was made by Chairman Weiss, seconded by Schwartz, and unanimously carried to reschedule the January Planning Board meeting from December 26, 2025 to January 2, 2026 at 10:00 AM at the Village Hall.

39 Merriewold South

A motion was made by Weiss, seconded by Schwartz, and unanimously carried, to schedule a public hearing on this project for 10:05 AM on January, 2 2026 at the Village Hall.

25 Lark

A motion was made by Hiller, seconded by Klepner, and unanimously carried, to schedule a public hearing on this project for 10:10 AM on January, 2 2026 at the Village Hall.

4 Dallas

A motion was made by Schwartz, seconded by Klepner, and unanimously carried, to schedule a public hearing on this project for 10:15 AM on January, 2 2026 at the Village Hall.

4 Sears

A motion was made by Schwartz, seconded by Hiller, and unanimously carried, to schedule a public hearing on this project for 10:20 AM on January, 2 2026 at the Village Hall.

306 - 310 Lake Shore

A motion was made by Weiss, seconded by Klepner, and unanimously carried, to schedule a public hearing on this project for 10:25 AM on January, 2 2026 at the Village Hall.

383 - 387 Lake Shore

A motion was made by Hiller, seconded by Klepner, and unanimously carried, to schedule a public hearing on this project for 10:30 AM on January, 2 2026 at the Village Hall.

6 and 7 Fort Worth

A motion was made by Weiss, seconded by Schwartz, and unanimously carried, to schedule two (2) public hearings on this project for 10:35 AM on January, 2 2026 at the Village Hall.

1195 Route 208

A motion was made by Hiller, seconded by Klepner, and unanimously carried, to schedule a public hearing on this project for 10:40 AM on January, 2 2026 at the Village Hall.

20 Dallas

A motion was made by Klepner, seconded by Hiller, and unanimously carried, to schedule a public hearing on this project for 10:45 AM on January, 2 2026 at the Village Hall.

83 Duelk

A motion was made by Schwartz, seconded by Klepner, and unanimously carried, to schedule a public hearing on this project for 10:50 AM on January, 2 2026 at the Village Hall.

Capital Hill Site Plan Amendment

Kirk Rother explained the amendment to the previously approved site plan as 1) a reduction of initial proposed units from 120 to 112, creating less environmental impact and less disturbance, and 2) an increase in parking spaces to be provided.

Shepstone recommended a reaffirmation of the prior Negative Declaration under SEQRA based on the fact the new plan contains less environmental disturbance than the previously approved SEQRA declaration (motion as clarified by Kraushaar), which was approved on a motion made by Schwartz, seconded by Klepner, and unanimously carried. A motion was then made by Schwartz, seconded by Hiller, and unanimously carried to grant Conditional Approval (subject to all previous conditions) of the Amendment.

Zoning Ordinance Amendment

Shepstone recommended an amendment to the Village Zoning Ordinance allowing the Planning Board to conduct site plan review while limiting the requirement for public hearings to conditional use or special use proposals as is generally practiced in New York State law.

A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to refer the proposed amendment to the Village Board with a recommendation for approval.

Adjournment

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