

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
April 25, 2025**

Members Present:

Chairman Solomon Weiss
Simon Schwartz
Dov Frankl
Abraham Klepner
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 March 28, 2025 meeting were distributed, followed by a motion made by Weiss, seconded by Schwartz, and unanimously carried to approve them as presented.

Amendment of Agenda

Planner Shepstone recommended adding an item to the agenda previously distributed: 40 Mangin. A motion was made by Hiller, seconded by Schwartz, and unanimously carried to add the item.

OLD BUSINESS:

40 Mangin

Michael Morgante explained the project. It was noted the Village drainage easements are being relocated or narrowed. CDRC comments regarding stormwater and comments regarding ample parking were addressed. Various concerns were expressed regarding traffic circulation and

additional green area. A motion was then made by Schwartz, seconded by Klepner, and unanimously carried to set a public hearing for 10:05 AM on May 30, 2025 at the Village Hall.

A motion was then made by Weiss, seconded by Hiller, and unanimously carried to declare lead agency under SEQRA.

4 Tanager Road

Various concerns were expressed regarding municipal sewer and water supply. A motion was then made by Klepner, seconded by Frankel, and unanimously carried to close the public hearing.

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. Compliance with Village Engineer comments.

45 Mountain Road Subdivison

Various concerns were expressed regarding municipal sewer and water supply. Shepstone recommended continuing the hearing to consider public comments submitted via email. A motion was then made by Weiss, seconded by Klepner, and unanimously carried to continue the public hearing.

Bailie Lane Multi-Family

Joel Mann explained the project. It was noted the applicant has the option to build a small stormwater treatment plant and is adding wells to supplement existing well capacity.

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 sewer supply, traffic mitigation (which is paid for by the applicant) and parking. A motion was then made by Weiss, seconded by Hiller, and unanimously carried to continue the public hearing.

5-7 Green Road

A motion was made by Hiller, seconded by Schwartz and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding parking and building shape. Schwartz recommended referral to Zoning Board of Approval (ZBA) for a variance.

A motion was then made by Weiss, seconded by Klepner, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments and to recommend the applicant apply for a variance with the ZBA.

67 Mangin Road

Michael Calise explained the project. It was noted the applicant is proposing wells, extending municipal sewer and will require a SWPPP.

A motion was made by Hiller, seconded by Schwartz and unanimously carried to open the advertised hearing on this project. Concern was expressed regarding the potential for the Village to maintain wells. After brief discussion, a motion was then made by Schwartz, seconded by Klepner, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments.

335-337 Lake Shore Drive

Michael Calise explained the project. Shepstone recommended combining parking areas into one parking lot with cross easements.

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

815 Route 208

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 Schwartz, and unanimously carried. Shepstone will submit 239 Review.

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. Approval of the Village Board.

Adjournment

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