

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
May 30, 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 April 25, 2025 meeting were distributed, followed by a motion made by Weiss, seconded by Klepner, and unanimously carried to approve them as presented.

OLD BUSINESS:

40 Mangin

A motion was made by Schwartz, seconded by Hiller and unanimously carried to open the advertised hearing on this project. Michael Morgante explained the project. It was noted the entrances to the building will be shown on the final architectural plan and the distances between buildings is 30 feet. There was no public comment.

A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to close the public hearing following a period of 10 days for receipt of any additional written comments.

45 Mountain Road Subdivison

It was noted the new subdivision would be 0.63 acres. GML § 239 review is required for this project. Shepstone entered a public comment submitted by Abe Malach, on behalf of Awesome Realty Corporation, worrying that this project would block Delano Grove. The applicant explained there is an existing easement (20 feet) that will remain and the road in question will be unaffected.

A motion was then made by Hiller, seconded by Klepner, and unanimously carried to close the public hearing following a period of 10 days for receipt of any additional written comments.

Bailie Lane Multi-Family

There was no public comment. This project is awaiting a Section 239 Review and a long-form Environmental Assessment Form. A motion was then made by Weiss, seconded by Hiller, and unanimously carried to close the public hearing following a period until June 27, 2025 for receipt of any additional written comments and a § 239 review.

67 Mangin Road

No written comments were received. Smith recommended a table action on the project. A motion was then made by Schwartz, seconded by Hiller, and unanimously carried to table action the public hearing for June 27, 2025 at the Village Hall.

Prospect Gardens Lot Line Change

Kirk Rother explained the project. It was noted the initial tax parcels were irregular in shape, and the action is to change the lot lines to encompass the actual area to be developed. There was no public comment. Shepstone recommended classification as a Type II Action under SEQRA, 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: Payment of all impact fees, including but not limited to recreation fees.

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

43 Mountain Road

The applicant explained the project, noting it is not currently within the Water District. Also, applicant will submit to the Village Planning Board an updated site plan map with bearings and distances included to inform a § 239 review submission.

Shepstone recommended classification as an Unlisted Action under SEQRA based on the EAF Part 2 criteria, and a declaration of lead agency, which was approved on a motion made by Weiss, seconded by Schwartz, and unanimously carried.

A motion was made by Schwartz, seconded by Hiller, and unanimously carried, to schedule a public hearing on this project for 10:05 AM on June 27, 2025 at the Village Hall.

51 Mangin Road

Michael Calise explained the project as a removal of an existing structure and site plan revision. A motion was made by Schwartz, seconded by Klepner, and unanimously carried, to schedule a public hearing on this project for 10:10 AM on June 27, 2025 at the Village Hall.

26-28 Virginia Avenue

A motion was made by Schwartz, seconded by Hiller, and unanimously carried, to tentatively schedule a public hearing on this project for 10:15 AM on June 27, 2025 at the Village Hall.

20-22 Sears

Brian Smith requested clarification of previous board action regarding this project. It was noted that during the meeting of the Village Planning Board on January 31, 2025 the following actions were taken:

From January 31, 2025 Planning Board meeting:

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.*

Adjournment

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