

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

Members Present:

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

Members Absent:

Yoel Unger

Also Present:

Todd Maurizzio, 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.

Amendment of the Agenda

Shepstone recommended adding the project at 26-28 Virginia to the agenda. A motion was made by Weiss, seconded by Schwartz, and unanimously carried to add 26-28 Virginia to the agenda.

Approval of Previous Minutes

Minutes of the June 27, 2025 meeting were distributed, followed by a motion made by Weiss, seconded by Hiller, and unanimously carried to approve them as presented.

OLD BUSINESS:

45 Mountain Road

Schloimy Gelb explained the project as currently two (2) properties to undergo a lot-line change with no development at this time. The street address will be changed to Delano.

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.

17 Green Road

A motion was made by Weiss, seconded by Hiller and unanimously carried to open the advertised hearing on this project. Josip Medic explained the project as a subdivision into two lots (of approximately 0.25 acres per lot), each with a 2,700 square foot structure. It was noted the project would use municipal water and sewer. There were no public comments.

A motion was then made by Weiss, seconded by Hiller, and unanimously carried to close the public hearing. A motion was then made by Hiller, seconded by Klepner, and unanimously carried to table action the project.

Route 208/Chestnut Phase 3

Michael Morgante presented the project in Phase 3 development of two (2) proposed commercial buildings using municipal water and sewer. Under this phase the Chestnut Drive Extension will connect to NY Route 208, and the developer has engaged NY Department of Transportation regarding approval for a sewer extension beneath Route 208.

A motion was made by Weiss, seconded by Schwartz, and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding municipal sewer and water supply. Public comments expressed interest in the potential for affordable housing.

A motion was made by Schwartz, seconded by Frankel, and unanimously carried to declare lead agency on this project. A motion was then made by Weiss, seconded by Hiller, and unanimously carried to close the public hearing.

A motion was made by Weiss, seconded by Klepner, and unanimously carried to refer the project to both of the following entities:

1. The Zoning Board of Appeals for consideration of a building height variance, and
2. The Village Board to consider a special use, commercial, in the RB Zone.

Treza Lane Plan Modification

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

Schloimy Gelb explained the project as previously approved for 17 lots and is now proposed to add two (2) lots. The project uses municipal water and sewer. Public comments included a point

of clarification regarding total units, of which there are 60. Various concerns were raised regarding municipal sewer and water, and written comments were received by the Board.

A motion was then made by Weiss, seconded by Hiller, and unanimously carried to close the public hearing. Shepstone recommended tabling action on this project to allow time for Board Members to review the written comments. A motion was then made by Weiss, seconded by Klepner, and unanimously carried to table action the project.

88 Peddler Road

The Planning Board, on recommendation from Fusco, voted to refer the 88 Peddler application to the Village Board for review and approval of this Special Permit application for a bus parking area under §235-93.A of the Village Zoning Law, bus parking areas being an Unlisted Use on the Table of General Use Requirements, and, therefore, requiring a Village Board Special Permit.

The Planning Board also, on recommendation from Shepstone, resolved, pursuant to §235-55.C(2) of the Village Zoning Law, to waive all requirements of Sub-section 235-55(C), eliminating any need for a public hearing or further action by the Planning Board, as the Village Board will be reviewing and acting upon the application, applying the same development standards, and Planning Board action would only be duplicative and unnecessary.

The motion to approve the referral and resolution was made by Schwartz, seconded by Klepner, and unanimously carried.

26-28 Virginia Avenue

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 Hiller, 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.
4. Approval of the Village Board of the road swap.
5. Reduction of density to four (4) units with review of Chairman of the Planning Board upon discussion with Village Engineer.
6. Implementation of NG9-1-1 address numbering updates by Orange County Department of Emergency Services.

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.