

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
June 27, 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
Al Fusco, 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 May 30, 2025 meeting were distributed, followed by a motion made by Weiss, seconded by Schwartz, and unanimously carried to approve them as presented.

OLD BUSINESS:

43 Mountain Road

A motion was made by Weiss, seconded by Hiller and unanimously carried to open the advertised hearing on this project. Kirk Rother explained the project. It was noted access to water and sewer would be provided via Treza Lane. There was no public comment. A motion was then made by Hiller, seconded by Klepner, and unanimously carried to close the public hearing.

Shepstone reported a GML Section 239 Review was submitted for this project. A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to table action the project.

51 Mangin Road

A motion was made by Weiss, seconded by Klepner and unanimously carried to open the public hearing on this project. Michael Calise, P.E. explained the project. Fusco listed required engineering conditions.

Shepstone noted no action could be taken due to Next Generation 911 (NG9-1-1) address numbering updates awaiting approval from the Orange County Planning Board. Public comment suggested continuing the hearing while awaiting NG9-1-1 updates. Schwartz recommended conditional approval pending normal conditions and NG9-1-1 updates.

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 Schwartz, 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. Implementation of NG9-1-1 address numbering updates by Orange County Department of Emergency Services.

26-28 Virginia Avenue

A motion was made by Schwartz, seconded by Hiller and unanimously carried to open the advertised hearing on this project. The applicant explained the redesign of the project, including a new, proposed road to be named.

Public comments were made requesting clarification of the total number of dwellings and stating there is no affordable housing in the Village. It was noted the project was updated to include ten (10) dwellings instead of the six (6) previously planned, and there is no requirement to await Orange County NG9-1-1 implementation updates as all new addresses will be assigned to the proposed new road.

A motion was made by Hiller, seconded by Klepner, and unanimously carried to close the public hearing. A motion was then made by Schwartz, seconded by Hiller, and unanimously carried to table action the project for the July 25, 2025 Planning Board meeting at the Village Hall.

67 Mangin Road

Michael Calise, P.E. explained the project, including confirmation of private well use. Shepstone advised there are no concerns regarding NG9-1-1 updates as the project is located on a cul-de-sac.

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 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.

40 Mangin Road

Michael Morgante explained the project, including its provision of five (5) 2-family and one (1) 1-family dwelling. 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 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. Implementation of NG9-1-1 address numbering updates by Orange County Department of Emergency Services.

1-3-5-7 Green Road

Shmiel Breuer explained the project. It was noted that the previous comments were addressed, notably, with amendment of the unit numbers and additional parking. Also, there is a nine (9) foot retaining wall that extends to the property line.

Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Hiller, seconded by Klepner, and unanimously carried.

Shepstone recommended project approval under normal conditions. A motion was then made by Schwartz, 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.

17 Green Road

The applicant explained the project as a subdivision into two lots (of 0.25 and 0.33 acres), each with a 2,700 square foot structure. It was noted the project would use municipal water and sewer, and conforms to zoning standards.

A motion was made by Hiller, seconded by Klepner, and unanimously carried, to schedule a public hearing on this project for 10:05 AM on July 25, 2025 at the Village Hall.

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. It was noted the cul-de-sac will be removed to add a road for a physical connection to Route 208 to improve traffic flow based on comments from Village Engineer Fusco. In response to comments from the CDRC, plan revisions include additional parking and a reduction in building size.

A motion was made by Weiss, seconded by Klepner, and unanimously carried, to schedule a public hearing on this project for 10:10 AM on July 25, 2025 at the Village Hall.

Tresa Lane Plan Modification

Kirk Rother explained the project. The plan revision proposes three (3) new 2-family structures (for a total of twenty) and one (1) new multi-family structure on the West portion of the project. The East portion of the project plan remains unchanged. Written public comments regarding an easement will be forwarded for review.

A motion was then made by Hiller, seconded by Klepner, and unanimously carried, to schedule a public hearing on this project for 10:15 AM on July 25, 2025 at the Village Hall.

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.