

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
August 29, 2025**

Members Present:

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

Members Absent:

Yoel Ungar

Also Present:

Daniel Kraushaar, Village Planning Board Counsel
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.

Approval of Previous Minutes

Minutes of the July 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 Merriewold Lane South

The applicant described the project as a proposed subdivision into two lots, each containing a single-family home of about 2,800 square feet, to be supplied by municipal sewer and water. 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 September 26, 2025 at the Village Hall.

Clovewood / Divrei Chaim

Shepstone recommended a resolution, requested in writing by the applicant, to grant a one-year extension of the conditional final subdivision and site plan, conditional upon the NYS DEC

approval of the proposed sewage treatment facility and the NYS DOH approval of the proposed water treatment facility.

A motion was then made by Hiller, seconded by Schwartz, and unanimously carried to approve the attached resolution granting a one-year extension of the project approval until August 18th, 2026.

Adjournment

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

RESOLUTION
APPROVING AN EXTENSION OF THE CONDITIONAL FINAL
SUBDIVISION AND SITE PLAN FOR THE CLOVEWOOD PROJECT

Planning Board, moved by Hiller; seconded by Schwartz

WHEREAS, the Village of South Blooming Grove, New York (“Village”) from time to time considers certain land use projects in the Village, including a Project submitted by Simon Gelb, CPC on behalf of Keen Equities, LLC (“Project Sponsor”) and known as the Clovewood Project and also known as Divrei Chaim (the “Project”) located on the East side of NYS Route 208 and County Route 27 (a/k/a Clove Road), and designated on the tax map of the Village as Section 208, Block 1, Lots 2 and 3.11 and Section 211, Block 6, Lots 1, 2 and 3; and having an address of 1100 NYS Route 208, and 505 Clove Road, Monroe, NY 10950 consisting of approximately 708 acres of land (the “Project Site”); and

WHEREAS, the Project Sponsor is seeking approval to construct 600 single family homes with four associated community facilities, appurtenant roads and other utilities to service the “Project;” and reserve 22 acres of land; and

WHEREAS, the proposed subdivision and site plan constitute an allowed use subject to compliance with the Village Code, which authorizes the Planning Board of the Village of South Blooming Grove (“Planning Board”) to approve Subdivisions (Chapter 163) and Site Plans (Chapter 235) in relation to land use projects in the Village; and

WHEREAS, the Project Sponsor submitted an application and supporting materials including but not limited to a Full Environmental Assessment Form, Final Environmental Impact Statement (FEIS) with associated studies, Stormwater Pollution Prevention Plan (SWPPP), a subdivision and site plan prepared by Kirk Rother PE, and additional documentation and studies as addenda to the submittals (the “Application”); and

WHEREAS, the Planning Board granted the Project the Approval for Preliminary Subdivision and Site Plan on August 18, 2022; and

WHEREAS, the Planning Board granted the Project the Approval for Conditional Final Subdivision and Site Plan on August 17, 2023; and

WHEREAS, the Planning Board granted a one-year extension of the Conditional Final Subdivision Plat and Site Plan for the Project on August 15, 2024.

NOW THEREFORE, BE IT RESOLVED:

Section 1. All “WHEREAS” paragraphs are incorporated herein by reference as though set forth in full herein.

Section 2. The Planning Board hereby grants the approval of a one-year extension of the Conditional Final Subdivision Plat and Site Plan for the Project conditioned on the New York State Department of Environmental Conservation approval of the proposed sewer treatment facility and New York State Department of Health approval of the proposed water treatment facility.

Section 3. The Planning Board hereby directs the Clerk to the Planning Board to file the Resolution with the Village Clerk within five (5) days of adoption. A copy of the filed resolution shall be issued to the Project Sponsor.

Section 4. This Resolution shall take effect immediately.

**BY ORDER OF THE PLANNING BOARD FOR THE VILLAGE
OF SOUTH BLOOMING GROVE, NEW YORK.**

Dated: August 29, 2025

Vote:

Solomon Weiss: Yea

Abraham Klepner: Yea

Ungar: Absent

Simon Schwartz: Yea

Dov Frankel: Yea

Village of South Blooming Grove Planning Board

Solomon Weiss, Chair