

**VILLAGE OF SOUTH BLOOMING GROVE  
PLANNING BOARD  
Regular Meeting  
January 30, 2026**

**Members Present:**

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

**Members Absent:**

Yoel Unger

**Also Present:**

Daniel Kraushaar, Village Planning Board Counsel  
Tom Shepstone, Village Planner  
Joel Stern, Assistant to the Mayor

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 January 2, 2026 meeting were distributed, followed by a motion made by Weiss, seconded by Klepner, and unanimously carried to approve them as presented.

**OLD BUSINESS:**

**SEQRA Type II Resolution**

Shepstone recommended a resolution to classify all minor project modifications or reclassifications as Type II Actions under The State Environmental Quality Review Act (SEQRA). The resolution complies with SEQRA provisions allowing the Village to establish its own Type II list so long as it meets the following three conditions:

1. The modification shall not have a significant adverse impact on the environment based on SEQRA criteria.
2. The modification shall not result in the project rising to the threshold of a Type I SEQRA Action.
3. The modification shall not result in the material increase in density or floor area.

A motion was then made by Schwartz, seconded by Klepner and unanimously carried to approve the Type II SEQRA Resolution.

### **Status of Alternate Member**

Joel Stern reported the Village Board will consider formally appointing Eli Hiller as a voting member of the Village of South Blooming Planning Board at their next meeting.

### **25 Lark**

Kirk Rother presented the project as a proposed residential development fronting on Tanager Road and Lake Shore Drive, with minor changes to the plan presented at the December meeting of the Planning Board. The proposal includes 70 residential structures, one community center and will be served by municipal sewer and water.

Stern requested clarification regarding the stormwater runoff measures proposed. Rother explained there are advanced improvements in drainage, trenches and two substantial stormwater management ponds and these will also enhance stormwater infrastructure for Lake Shore Drive. Public comments expressed concern regarding maintenance. Attorney Kraushaar explained the applicant will be required to provide a Storm Water Pollution Prevention Plan providing for maintenance and inspections.

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.

### **Valley Heights Boundary Line Adjustment Approval**

Michael Morgante presented the project, already conditionally approved, as a lot line adjustment. A motion was made by Weiss, seconded by Hiller and unanimously carried to open the advertised hearing on this project. Public comments requested clarity on procedure. The applicant explained the lot line request is appropriate for the current phase of the project.

A motion was then made by Weiss, seconded by Klepner, and unanimously carried to close the public hearing. Shepstone recommended classifying the project as a Type II Action under SEQRA, which was approved on a motion made by Hiller, seconded by Klepner, and unanimously carried.

A motion was then made by Weiss, seconded by Schwartz, 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.

### **Bailie Lane Estates Site Plan Modification**

The applicant explained the project as a reduction in the residential scope of the project and no change to the commercial features. Specifically, the modification reduces the number of dwelling units from 300 to 240, with enhanced grading, stormwater management and road modifications. Stern explained the applicant has met the CDRC request for additional pedestrian safety measures and significantly more green and open space, improved parking and general beautification.

Additionally, as part of the project, the applicant is party to a developers agreement via which they will provide the Village a new fire engine and investments to enhance public safety Village-wide. Also, pursuant to the developers agreement, the applicant has donated approximately 2,000 feet of 30-foot

wide road easement, from Mountain Road to Peddler Hill Road, to the Village's effort to widen State Route 208.

Shepstone explained the proposed modification is a substantial reduction to any environmental impact and recommended classifying the project as a Type II Action under SEQRA, which was approved on a motion made by Hiller, seconded by Klepner, and unanimously carried.

A motion was then made by Weiss, seconded by Schwartz, 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. Conformance with the developers agreement referenced and outlined above.

### **39 Merriewold South**

Shepstone reported no written comments were received for the project and recommended a Negative Declaration under SEQRA based on a review of the EAF Part 2 criteria, which was approved on a motion made by Weiss, seconded by Schwartz, 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 Dallas**

Shepstone reported no written comments were received for the project and recommended a Negative Declaration under SEQRA based on a review of the EAF Part 2 criteria, which was approved on a motion made by Hiller, seconded by Klepner, and unanimously carried.

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.

### **4 Sears**

Shepstone reported no written comments were received for the project and recommended a Negative Declaration under SEQRA based on a review of the EAF Part 2 criteria, which was approved on a motion made by Weiss, seconded by Schwartz, 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.

### **306-310 Lake Shore Drive**

Shepstone reported no written comments were received for the project and recommended a Negative Declaration under SEQRA based on a review of 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 Weiss, 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.

### **6 & 7 Fort Worth**

Shepstone reported no written comments were received for the project and recommended a Negative Declaration under SEQRA based on a review of 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.

### **1195 Route 208**

Shepstone reported no written comments were received for the project and recommended a Negative Declaration under SEQRA based on a review of the EAF Part 2 criteria, which was approved on a motion made by Hiller, seconded by Schwartz, and unanimously carried.

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.

## **102 Duelk**

The applicant presented the project as four structures, each with four dwelling units, seeking site plan approval as a residential multi-family use. Stern explained the applicant is donating a 30-foot road easement to the Village's effort to widen NY Route 208. A motion was made by Hiller, seconded by Klepner and unanimously carried to open the advertised hearing on this project. Public comments expressed concern regarding municipal water and sewer.

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

## **Residential Multi Family Dwellings Resolutions**

Shepstone explained the Village provides for residential multi-family uses as Conditional Uses in the Village Zoning code. Shepstone recommended, out of an abundance of caution, a public hearing to classify several previously approved projects as residential multi-family uses, with no other changes to their approval or conditions thereof.

A motion was made by Hiller, seconded by Klepner and unanimously carried to open the advertised hearing on these projects:

- 327 Lake Shore Drive
- 104-108 Duelk
- 12 Hawthorne
- 13 Hawthorne
- 338 Lake Shore Drive
- 102 Duelk
- 23 Fort Worth Place
- 17 Mangin
- 7 Old Town
- 363 Lake Shore Drive

Public comments clarified the projects have already been approved by the Planning Board, there are no physical changes proposed as part of this hearing, the Board is considering strictly a reclassification as multi-family dwelling uses and there is some potential benefit to the Village regarding road and property maintenance.

Kraushaar explained the New York Attorney General requires classification as residential multi-family dwellings for condominium filing approval and recommended a requirement for developers to provide the Planning Board with approval documents issued by NY State.

A motion was then made by Weiss, seconded by Hiller, and unanimously carried to close the hearing.

A motion was then made by Hiller, seconded by Schwartz, and unanimously carried to grant Conditional Approval of 327 Lake Shore Drive as residential multi-family dwelling 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. Any previously approved conditions of approval.

Shepstone explained applications for the following projects were incomplete, and recommended no action at this time:

- 12 Hawthorne
- 13 Hawthorne
- 338 Lake Shore Drive
- 102 Duell
- 23 Fort Worth Place
- 363 Lake Shore Drive
- 17 Mangin

A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to grant Conditional Approval of 7 Old Town Road as residential multi-family dwelling 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. Any previously approved conditions of approval.

**NEW BUSINESS:**

**13 Pennsylvania**

Shepstone recommended tabling the project. A motion was then made by Hiller, seconded by Schwartz, and unanimously carried to table action the project.

**Reschedule Next Planning Board Meeting**

Kraushaar requested a rescheduling of the February 27, 2026 Planning Board meeting due to eye surgery. The Planning Board and attendees all wished him well and a healthy outcome.

A motion was then made by Hiller, seconded by Schwartz, and unanimously carried to reschedule the February 27, 2026 Planning Board meeting to March 6, 2026 at 10 AM at the Village Hall.

**Residential Multi Family Dwellings Resolutions**

Shepstone reiterated the Village provides for residential multi-family uses as Conditional Uses in the Village Zoning code, requiring a public hearing. He then recommended individual approval of each of these projects as residential multi-family uses provided the Planning Board has already held the required hearing, or, if not, then scheduling a public hearing:

- 9 San Antonio Circle
- 32 Virginia
- 6 Sears
- 20-22 Sears
- 1-3-5-7 Green
- 14 Lee
- 29 Dallas
- 6 San Antonio Circle

A motion was then made by Hiller, seconded by Schwartz, and unanimously carried to schedule a public hearing for 9 San Antonio Circle, 32 Virginia, 6 Sears, 20-22 Sears, 1-3-5-7 Green, 14 Lee, 29 Dallas, and 6 San Antonio Circle at the next meeting of the Planning Board at the Village Hall, unless Village Planner confirms the requisite hearing has already been conducted for each individual project, granting all previously heard projects Conditional Approvals as residential multi-family dwellings 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. Any previously approved conditions of approval.
5. Village Planner confirmation of previously held public hearing at Planning Board.

**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.