

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
March 6, 2026**

Members Present:

Chairman Solomon Weiss
Dov Frankel
Abraham Klepner
Simon Schwartz
Eli Hiller

Members Absent:

Yoel Ungar (Alternate)

Also Present:

Daniel Kraushaar, Village Planning Board Counsel
Al Fusco, Village Engineer
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.

Approval of Previous Minutes

Minutes of the January 30, 2026 meeting were distributed, followed by a motion made by Schwartz, seconded by Hiller, and unanimously carried to approve them as presented.

OLD BUSINESS:

Status of Alternate Member

Joel Stern reported that Eli Hiller was approved as a voting member of the Planning Board, and Yoel Ungar as alternate, by the Village Board.

Cancellation of March Planning Board Meeting

Shepstone recommended cancellation of the March 27th, 2026 regular Planning Board meeting due to the holiday schedule. After discussion, there was a motion made by Weiss, seconded by Hiller, and unanimously carried to cancel the March 27th Planning Board meeting.

Discussion clarified the next regular Planning Board meeting would be held as scheduled on April 24th, 2026.

38 Peddler

A motion was 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.

Residential Multi Family Dwellings Resolutions

Shepstone explained the Village provides for residential multi-family uses as Conditional Uses in the Village Zoning code, and has previously 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. [It has been determined no new hearing is necessary in cases where one was previously conducted and no physical changes have been made or are proposed.]

At the January 30, 2026 regular meeting, the Planning Board approved a Type II SEQRA 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.

Further, Shepstone reported public hearings were previously held on the following projects:

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

A motion was then made by Hiller, seconded by Klepner, and unanimously carried to grant Conditional Approval of 104-108 Duelk, 12 Hawthorne, 13 Hawthorne, 338 Lake Shore Drive, 102 Duelk, 23 Fort Worth Place, 17 Mangin and 363 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.

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.

Residential Multi Family Dwellings Resolutions

On January 30th, 2026, the Planning Board scheduled public hearings for the following projects:

- 9 San Antonio Circle
- 14 Lee
- 29 Dallas
- 6 San Antonio Circle

A motion was made by Weiss, seconded by Hiller and unanimously carried to open the advertised hearing on these four projects. Public concerns were raised that construction has already begun, at which point, Shepstone clarified the purpose of this classification vote. He further explained this project was already legally approved by both the Building Department and the Planning Board.

Public concerns were raised regarding parking, and municipal sewer and water. Village Engineer Fusco explained there is adequate parking according to Village Code, and Stern further explained every approved structure must conform to the Village Code. Shepstone also clarified the site plan indicated adequate parking.

A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to close the public hearing on these four projects. Shepstone reiterated that upon Conditional Approval, as residential multi-family projects, these projects would be classified Type II Actions under SEQRA.

A motion was then made by Weiss, seconded by Klepner, and unanimously carried to grant Conditional Approval of 9 San Antonio Circle, 14 Lee, 29 Dallas and 6 San Antonio Circle 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.

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.