

VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
July 31, 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 Attorney
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 June 26, 2026 meeting were distributed, followed by a motion made by Weiss, seconded by Klepner, and unanimously carried to approve them as presented.

Amendment of Agenda

Planner Shepstone recommended two changes to the agenda as previously distributed. Specifically, he advised (1) removing 12 Old Town Road and (2) adding 40 Mountain Road to the agenda. A motion was made by Weiss, seconded by Hiller, and unanimously carried to enact both changes.

OLD BUSINESS:

18 Fort Worth Place

Planning Board Member Eli Hiller recused himself from conducting business on this project, abstained from voting on the project and left the meeting room, as he is the applicant.

The project is a single structure to have four dwelling units and Conditional Approval as a residential multi-family development is requested. Following brief discussion, a motion was made by Weiss, seconded by Klepner and unanimously carried to open the advertised hearing on this project.

There was no public comment. A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to close the hearing. 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.

Planning Board Attorney Kraushaar recommended, in addition to the standard conditions, the applicant provide the Village a copy of the Attorney General condominium acceptance as a condition of approval. A motion was then made by Weiss, seconded by Hiller, and unanimously carried to grant Conditional

Approval of 18 Fort Worth Place as a residential multi-family development subject to the following conditions and attached resolution:

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. The applicant provide the Village Clerk with a copy of the condominium acceptance by the Attorney General's office, once issued.

NEW BUSINESS:

Planning Board Member Eli Hiller returned to the meeting room.

1031 Route 208

The applicant presented the project requesting a hearing for development of 15 multi-family residential structures (to include 138 residential single-family units).

Planner Shepstone reported the applicant had submitted a completed long-form SEQRA Environmental Assessment Form, and the project would be subject to, and submitted for, a GML § 239 Review by the Orange County Planning Department. This is a Type 1 Action and the Planning Board will declare intent to be lead agency under SEQRA.

Assistant to the Mayor, Joel Stern, noted the developer agreed to dedicate a high-yield well to supplement Village water supply. He also advised updated plans should be required prior to the commencement of a public hearing.

Following brief discussion of this project, a motion was made by Hiller, seconded by Klepner, and unanimously carried to schedule the public hearing for 1031 Route 208 on August 28th, 2026 at 10:05 AM at Village Hall.

7 Old Town Road

Associate Planner Martino presented the project as proposed development of a four-story commercial building for offices and retail stores. Stern noted the residential portion of the project was previously approved, and conditions, such as adequate parking, had been met.

Shepstone noted the project's proximity to Route 208 (i.e., within 500 feet) requires a GML § 239 Review by Orange County Planning Department.

Following brief discussion of the project, a motion was made by Weiss, seconded by Klepner, and unanimously carried to schedule the public hearing for 7 Old Town Road on August 28th, 2026 at 10:10 AM at Village Hall.

1 Treza Lane

Shepstone presented the project as a request for approval of an amended site plan. He noted receipt of legal correspondence referencing the project and a civil matter between two private parties, and reported the Village was not party to the legal concern. Also, he reported the Village's planned compliance with a Freedom of Information Law (FOIL) request of the same.

There was no public comment. A motion was then made by Hiller, seconded by Klepner, and unanimously carried to close the hearing. Shepstone recommended reaffirmation of the 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.

Planning Board Attorney Kraushaar recommended, in addition to the standard conditions, the applicant provide the Village a copy of the Attorney General condominium acceptance as a condition of approval.

A motion was then made by Weiss, seconded by Hiller, and unanimously carried to grant Conditional Approval of 1 Treza Lane as a residential multi-family development subject to the attached resolution and 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. The applicant provide the Village Clerk with a copy of the condominium acceptance by the Attorney General's office, once issued.

4 Lone Oak Circle

The applicant presented the project as a lot line adjustment, and also a request for a public hearing for site plan approval.

Shepstone explained lot line changes are permitted under Village Zoning Code § 163-30. Adjustment of Regulations, and do not require a public hearing. It was further clarified the Board classifies such adjustments as Type II Actions under SEQRA.

After brief discussion, a motion was made by Weiss, seconded by Schwartz, and unanimously carried to grant Conditional Approval of a lot line adjustment to 4 Lone Oak Road subject to the attached resolution and 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.

Following brief discussion of the project, a motion was also made by Hiller, seconded by Klepner, and unanimously carried to schedule the public hearing on the site plan for 4 Lone Oak Circle on August 28th, 2026 at 10:20 AM at Village Hall.

Amendment of Agenda

Planner Shepstone recommended re-adding 12 Old Town Road to the agenda. A motion was made by Weiss, seconded by Hiller, and unanimously carried to enact both changes.

12 Old Town Road

The applicant presented the project requesting a hearing for development of a Shul and single family residence (totaling 5,871 square feet). Also, the applicant had previously submitted architectural plans.

Shepstone and Stern noted the site plans and architectural plans required updating with greater detail prior to commencement of a public hearing.

Following brief discussion of this project, a motion was made by Weiss, seconded by Hiller, and unanimously carried to schedule the public hearing for 12 Old Town Road on August 28th, 2026 at 10:15 AM at Village Hall.

40 Mountain Road

Shloimy Gelb presented the project with a request for public hearing. He added there is a traffic study underway. Shepstone requested submission of a long-form SEQRA Environmental Assessment Form, and advised a GML § 239 Review by Orange County Planning Department is required.

Following brief discussion of this project, a motion was made by Weiss, seconded by Schwartz, and unanimously carried to schedule the public hearing for 40 Mountain Road on August 28th, 2026 at 10:25 AM at Village Hall.

Adjournment

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

VILLAGE OF SOUTH BLOOMING GROVE PLANNING BOARD

RESOLUTION - JULY 31, 2026

Whereas, the Village of South Blooming Grove Planning Board conducts project review for potential approval of site plans and Conditional Uses; and

Whereas, the Village of South Blooming Grove Planning Board has received the application of 18 Fort Worth LLC for a residential multi-family project at 18 Fort Worth Place (SBL 221-8-9), Monroe, New York; and

Whereas, the Village of South Blooming Grove Zoning Law permits such residential multi-family uses under Section 235-54 Conditional Use procedures; and

Whereas, the aforesaid project complies with Section 235-54 of the Zoning Law and a public hearing has been held thereon;

Whereas, the site plan and Conditional Use application has been reviewed under the provisions of the New York State Environmental Quality Review Act (SEQR) and it has been declared there is no significant negative environmental impact; and

Be It Therefore Resolved, that the Planning Board approves said residential multi-family project (to include 4 dwelling units) as a Conditional Use, subject to the following conditions:

1. The projects shall abide by all conditions pertaining to construction that have been set forth by the Village Engineer at any time; and
2. All fees due for reimbursement of professional review and inspection expenses incurred by the Village consultants and various service and/or impact fees imposed by the Village Board shall be fully paid, and certified as such by the Village Clerk.
3. The applicant provide the Village Clerk with a copy of the condominium acceptance by the Attorney General's office, once issued.

Moved by Solomon Weiss, seconded by Eli Hiller and unanimously carried this 31st day of July, 2026.

Solomon Weiss
Chairman

Date

Village of South Blooming Grove Planning Board

Village Seal:



VILLAGE OF SOUTH BLOOMING GROVE PLANNING BOARD

RESOLUTION - JULY 31, 2026

Whereas, the Village of South Blooming Grove Planning Board conducts project review for potential approval of site plans and Conditional Uses; and

Whereas, the Village of South Blooming Grove Planning Board has received the application of Positive Developments LLC for a multi-family residential development project site plan revision at 1 Treza Lane (SBL: 220-1-24 & 220-1-10), Monroe, New York; and

WHEREAS, the applicant has submitted a site plan revision to better address access issues, and

Whereas, the Village of South Blooming Grove Zoning Law permits such residential multi-family uses under Section 235-54 Conditional Use procedures; and

Whereas, the aforesaid project complies with Section 235-54 of the Zoning Law and a public hearing has been held thereon;

Whereas, the site plan and Conditional Use application has been reviewed under the provisions of the New York State Environmental Quality Review Act (SEQR) and it has been declared there is no significant negative environmental impact; and

Be It Therefore Resolved, that the Planning Board approves said site plan revision for this multi-family residential development project (to include 26 dwelling units) as a Conditional Use, subject to the following conditions:

1. The projects shall abide by all conditions pertaining to construction that have been set forth by the Village Engineer at any time; and
2. All fees due for reimbursement of professional review and inspection expenses incurred by the Village consultants and various service and/or impact fees imposed by the Village Board shall be fully paid, and certified as such by the Village Clerk.
3. The applicant provide the Village Clerk with a copy of the condominium acceptance by the Attorney General's office, once issued.

Moved by Solomon Weiss, seconded by Eli Hiller and unanimously carried this 31st day of July, 2026.

Solomon Weiss
Chairman
Village of South Blooming Grove Planning Board

Date

Village Seal:



**VILLAGE OF SOUTH BLOOMING GROVE PLANNING BOARD
RESOLUTION - JULY 31, 2026**

Whereas, the Village of South Blooming Grove Planning Board reviews, approves, disapproves, or approves subdivision plats with modifications under the Village of South Blooming Grove Subdivision Law (§ 163); and

Whereas, the Village of South Blooming Grove Planning Board has received the application of the owners of parcels at 4 Lone Oak Circle in the Village for a lot-line adjustment; and

Whereas, the Village of South Blooming Grove Subdivision Law at § 163-30 permits the adjustment of regulations in special circumstances; and

Whereas, the subdivision improves the allocation of land between two parcels such that the building potential is improved and the public interest is served; and

Whereas, the lot line adjustment has been reviewed under the provisions of the New York State Environmental Quality Review Act (SEQR) and it has been declared there is no significant negative environmental impact; and

Be It Therefore Resolved, that the Planning Board approves said lot line adjustment at 4 Lone Oak Circle, subject to the following conditions:

1. The projects shall abide by all conditions pertaining to construction that have been set forth by the Village Engineer at any time; and
2. All fees due for reimbursement of professional review and inspection expenses incurred by the Village consultants and various service and/or impact fees imposed by the Village Board shall be fully paid, and certified as such by the Village Clerk.

Moved by Eli Hiller, seconded by Abraham Klepner and unanimously carried this 31st day of July, 2026.

Solomon Weiss
Chairman

Village of South Blooming Grove Planning Board

Date

Village Seal:

