

**VILLAGE OF SOUTH BLOOMING  
GROVE  
PUBLIC HEARINGS AND REGULAR MEETING  
MONDAY  
JANUARY 22, 2024  
8:00PM**

➤ **Roll call**

The following persons were present:

- George Kalaj – Mayor
- Abraham Weiss – Deputy Mayor
- Zalmon Rosner – Trustee
- Isaac Ekstein – Legislative Aide to Mayor
- Scott Ugell Esq. – Village Attorney
- Al Fusco- Village Engineer
- Kerry Dougherty – Village Clerk
- **Absent** - Yitzchok Feldman- Trustee
- **Absent** - Asher Guttman- Trustee
- **Absent** – Joel Stern – Confidential Assistant to the Mayor

**PUBLIC HEARING  
CABLEVISION OF WAPPINGERS FALLS  
FRANCHISE RENEWAL**

➤ **Call to order**

Mayor Kalaj called to order the Village Board Public Hearing at 8:02pm on January 22, 2024, regarding the franchise renewal with Cablevision.

➤ **Presentation**

- Roger Connor and Frank Alleva, Esq of Altice/Cablevision presented the Franchise Renewal Agreement to the Village Board which has been reviewed by the Village Attorney. The Agreement awards the right to work in the Village Right of Way and provides Gross Cable Revenue. The Village Attorney recommended to the board that they enter into this agreement.

➤ **Public Comment**

- **No Comment**

➤ **Adjournment**

- Motion to close the public hearing at 8:06pm. by Trustee Rosner, seconded by Mayor Kalaj. *3 Ayes, Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, 2 Absent - Trustee Feldman and Trustee Guttman.*

**VILLAGE OF SOUTH BLOOMING  
GROVE  
PUBLIC HEARINGS AND REGULAR MEETING  
MONDAY  
JANUARY 22, 2024  
8:00PM**

**PUBLIC HEARING  
AMENDING CHAPTER 235 OF THE VILLAGE CODE**

➤ **Call to order**

Mayor Kalaj opened the public hearing regarding changes to Chapter 235 of the Village Code at 8:06pm on January 22, 2024.

➤ **Presentation**

Al Fusco discussed changes to Chapter 235 as there were some questions that require clarification such as a definition of a basement which clarifies it for developers. The clarification is from the NY State Code. Adding a “b” district to promote growth protect resources and provide housing. Front, side and rear set backs as well as the bulk table will be redefined and clarified.

➤ **Public Comment**

- No Public Comment

➤ **Adjournment**

- Motion to close the public hearing at 8:11pm. by Mayor Kalaj, seconded by Trustee Rosner. *3 Ayes, Mayor Kalaj, Deputy Mayor Weiss, Trustee Rosner, 2 Absent - Trustee Feldman and Trustee Guttman.*

**REGULAR VILLAGE BOARD MEETING**

Mayor Kalaj called to order the Village Board Meeting at 8:11pm on January 22, 2024, for the Village of South Blooming Grove located at 811 State Route 208, within the Village of South Blooming Grove, and having a mailing address of Monroe, New York. The Mayor advised that with the cold weather we had a few water main breaks. There was an email involving the police department. We have a great police department, he feels that body cameras would help and he will contact the Chief of Police. Thank you for doing such a good job. He asks again that residents only flush toilet paper to alleviate issues with the sewer.

**VILLAGE OF SOUTH BLOOMING  
GROVE  
PUBLIC HEARINGS AND REGULAR MEETING  
MONDAY  
JANUARY 22, 2024  
8:00PM**

➤ **Correspondence**

- 1 Red Bird Special Use permit. Mike Calise, P.E. presented the project for a proposed 3 floor, 26 parking space office area. The entrance would be on Red Bird. There is commercial running along Route 208 and feel this would be a good fit. At the December 21, 2023, Planning Board Meeting a positive referral was provided.

➤ **Public Comment**

- **Bonnie Rum** –she heard that there was a problem or concern with parking and the Chief said they gave out 135 tickets for parking and they are doing their job. They are doing a great job and the Village Board concurred.

➤ **Business**

- **Resolution No. (13)** – Resolution of the Village Board of the Village of South Blooming Grove authorizing the Mayor to execute and agreement with Cablevision of Wappingers Falls. Motion to accept by Trustee Rosner, seconded by Deputy Mayor Weiss. *3 Ayes, Mayor Kalaj, Deputy Mayor Weiss and Trustee Rosner, Absent Trustee Feldman and Trustee Guttman.*
- **Resolution No. (14)** – Resolution of the Village Board of the Village of South Blooming Grove declaring the Village Board to become lead agency for the SEQRA review of the Zoning Amendment, Chapter 235. Motion to accept by Deputy Mayor Weiss, seconded by Mayor Kalaj. *3 Ayes, Mayor Kalaj, Deputy Mayor Weiss and Trustee Rosner, absent Trustee Feldman and Trustee Guttman.*

➤ **Discussion**

The Village Board agreed to table the Special Use Permit Application regarding 1 Red Bird for a future meeting.

The Village Board agreed to discuss water, sewer, sidewalk, street lighting and road improvement fees at a future meeting.

➤ **Abstract**

Motion to accept the Abstract by Mayor Kalaj, seconded by Trustee Rosner, *3 Ayes.*

➤ **Adjournment**

- Motion to close the meeting at 8:21pm. by Mayor Kalaj, seconded by Trustee Rosner. *3 Ayes, Mayor Kalaj, Deputy Mayor Weiss and Trustee Rosner; 2 Absent - Trustee Feldman and Trustee Guttman.*

Minutes respectfully submitted by  
Kerry Dougherty, Village Clerk