

**VILLAGE OF SOUTH BLOOMING GROVE  
PLANNING BOARD  
Regular Meeting  
March 28, 2024**

**Members Present:**

Chairman Solomon Weiss  
Abraham Klepner  
Simon Schwartz  
Yoel Ungar

**Members Absent:**

Eli Hiller - Alternate Member  
Dov Frankel

**Also Present:**

Daniel Kraushaar, Village Planning Board Counsel  
Al Fusco, Village Engineer  
Tom Shepstone, Village Planner

A quorum being present, the meeting was called to order by Chairman Solomon Weiss at 8:05 PM followed by a pledge to the flag.

**Approval of Previous Minutes**

Tom Shepstone distributed minutes of the February 15, 2024 meeting and asked if any members had comments or requests for revisions. A motion was made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to approve the minutes.

**Agenda Changes**

The meeting agenda was modified by unanimous consent to add applications for 20 Merriewold Lane South and Museum Gardens to the agenda for the meeting.

**OLD BUSINESS**

**201-203 Prospect Road (Prospect Acres)**

The public hearing on this application still being open, the public was invited to comment.

The applicant, represented by Mike Morgante and Simon Gelb, reported road widening easements were being obtained and well water investigations are in progress. Permitting for the water supply is likely to take considerable time. A transportation corporation will also need

to be formed. Public comment included concerns related to water use, development and discharges to Satterly Creek in conjunction with Prospect Acres activity. Simon Gelb responded, indicating there was a violation but it was unrelated to water.

There being no other comments, a motion was then made by Solomon Weiss, seconded by Yoel Ungar and unanimously carried to continue the public hearing through the next meeting on May 16, 2024.

### **1 Red Bird**

The public hearing on this application still being open, the public was invited to offer public comment. There being no public comments and no changes made to date in plans, a motion was made by Yoel Ungar, seconded by Simon Schwartz and unanimously carried to continue the public hearing through the next meeting on May 16, 2024.

### **46-66 Mangin**

The public hearing on this application still being open and the applicant having indicated water investigations were continuing, the public was invited to offer public comment. There being no public comments, a motion was made by Yoel Ungar, seconded by Solomon Weiss, and unanimously carried to continue the public hearing through the next meeting on May 16, 2024.

### **7 Sears**

The public hearing on this project was resumed and the applicant responded to issues previously raised by the Village Engineer. There were no public comments and a motion made by Simon Schwartz, seconded by Yoel Ungar and unanimously carried to close the public hearing.

Tom Shepstone proceeded to review the EAF with the Board. A motion was then made by Yoel Ungar, seconded by Simon Schwartz and unanimously carried to make a Negative Declaration as to any significant negative environmental impacts.

A motion was subsequently made by Solomon Weiss, seconded by Yoel Ungar and unanimously carried to grant Conditional Final Approval subject to: (1) Payment of Parkland Fees, (2) Payment to reimburse all Village professional fees involved, (3) Review and approval of any associated legal documents by the Village Planning Board Attorney, (4) Meeting all requirements of the Village Engineer, and (5) granting of additional right-of-way for street widening as may be necessary.

### **23 Sears**

The public hearing on this project was opened on a motion made by Abraham Klepner, seconded by Yoel Ungar and unanimously carried. No public comments were offered after a presentation by the applicant. A motion was made by Yoel Ungar, seconded by Abraham Klepner and unanimously carried to continue the hearing through the May 16, 2024 meeting.

## **520-530 Rt. 208**

A brief update on this project was offered by Mike Morgante, indicating there was more work to be done and requesting the hearing be postponed. Therefore, a motion was made by Yoel Ungar, seconded by Simon Schwartz to reschedule the public hearing to 8:05 PM on May 16, 2024 at the Town Hall. A motion was also made by Simon Schwartz, seconded by Solomon Weiss and unanimously carried to refer the application to Orange County for § 239 review.

## **4 San Antonio**

This project was briefly discussed, following which a motion was then made by Simon Schwartz, seconded by Solomon Weiss and unanimously carried to schedule a public hearing on this project at 8:10 PM on May 16, 2024 at the Town Hall.

## **47 Mangin**

An update on this project, noting improvements, was offered by Mike Morgante, following which a motion was then made by Yoel Ungar, seconded by Abraham Klepner and unanimously carried to schedule a public hearing on this project at 8:15 PM on May 16, 2024 at the Town Hall.

## **NEW BUSINESS**

### **Rt. 208 and Chestnut**

Following a brief presentation of this three-building, six-unit project, a motion was made by Simon Schwartz, seconded by Solomon Weiss and unanimously carried to schedule a public hearing on this project for 8:20 PM on March 28, 2024. A motion was also made by Simon Schwartz, seconded by Yoel Ungar and unanimously carried to refer the application to Orange County for § 239 review.

### **1 Roanoke**

Following a brief presentation regarding this house of worship project and determining several variances could be required, a motion was made by Yoel Ungar, seconded by Abraham Klepner and unanimously carried to refer the project to the Village of South Blooming Grove Zoning Board of Appeals.

### **29 Merriewold Lane South**

A previously granted permit for a temporary shul was, on a motion made by Simon Schartz, seconded by Yoel Ungar and unanimously carried, extended for an additional six months.

### **Museum Gardens (f/k/a South Blooming Grove Business Park**

It is proposed to redesign the development plan for this project so as to create 17 new

residential lots and one large building. Following discussion, a motion was made by Solomon Weiss, seconded by Yoel Ungar and unanimously carried to declare intention to serve as Lead Agency for SEQRA review of the project. A motion was also made by Yoel Ungar, seconded by Simon Schwartz and unanimously carried to refer the application to Orange County for § 239 review. A third motion was made by Abraham Klepner, seconded by Yoel Ungar, and unanimously carried to schedule a public hearing on the project for 8:25 PM on May 16, 2024 at the Town Hall.

**Other Business/Adjournment**

There being no other business to come before the Planning Board, Simon Schwartz moved to adjourn the meeting. This was seconded by Yoel Ungar and unanimously carried.