

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
May 16, 2024**

Members Present:

Chairman Solomon Weiss
Abraham Klepner
Simon Schwartz
Yoel Ungar
Dov Frankel
Eli Hiller - Alternate Member (Substituted until initially absent members arrived)

Members Absent:

None

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. Weiss also appointed Alternate Member Eli Hiller to serve for the meeting, as some members of the Board were absent at the time the meeting began.

Approval of Previous Minutes

Tom Shepstone distributed minutes of the March 28, 2024 meeting and asked if any members had comments or requests for revisions. A motion was made by Solomon Weiss, seconded by Yoel Ungar and unanimously carried to approve the minutes.

Reschedule June Meeting

Due to the Village Planner's prospective absence on the regular meeting date, a motion was made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to change the June meeting date to June 6, 2024 at the normal 8:00 PM time and Village Hall location.

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, updated the Board, noting the project was now designed as a multi-family development meeting all RM District standards. The development area has been condensed and more conservation areas have been provided. He also noted enough water had already been discovered to serve 245 bedrooms with the expectation this amount would be doubled. A 37.5 feet wide road is also planned.

Public comments included the following:

- The Wellhead Overlay District requires a 300 feet setback from water wells, which exceeds the DOH standard but is not met in this instance.
- The cumulative impact of discharges to intermittent Satterly Creek need to be considered.
- Likewise, cumulative impacts on stormwater and water supply must be addressed.
- Tree-cutting is also an issue.

Following these comments, a motion was made by Yoel Ungar, seconded by Abraham Klepner and unanimously carried to continue the public hearing until June 6, 2024.

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 solely for the purposes of written comments. It was also suggested public notices should include the email of the Village Planner for purposes of making written comments. [This is being done now.]

1 Red Bird

The public hearing on this application still being open, the public was invited to offer public comment. The following comments were offered:

- The cumulative impact of discharges to intermittent Satterly Creek need to be considered.
- Cumulative impacts on stormwater and water supply must be addressed.
- Habitat destruction is also an issue.
- Traffic impacts need to be considered and all infrastructure needed must precede growth at this time.
- Placing commercial uses in residential areas is inappropriate.

Following this, a motion was made by Yoel Ungar, seconded by Abraham Klepner and unanimously carried to close the public hearing.

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 was none and the applicant indicated there was a redesign in progress. There being no public comments, a motion was made by Simon Schwartz, seconded by Solomon Weiss, and unanimously carried to continue the public hearing through the next meeting.

23 Sears

The public hearing on this project was resumed and the applicant responded to issues previously raised by the Village Engineer. Public comments raised concerns regarding density and water demand. A motion made by Simon Schwartz, seconded by Abraham Klepner and unanimously carried to close the public hearing.

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

A motion was subsequently made by Yoel Ungar, seconded by Abraham Klepner and unanimously carried to grant Conditional Final Approval subject to: (1) payment of parkland fees, (2) payment to reimburse all Village professional fees involved, and (3) meeting all requirements of the Village Engineer.

520-530 Rt. 208

A brief update on this project was offered by Mike Morgante, the applicants' engineer. Parking plans are being revised to show one space per 300 square feet of floor area. The SWPPP is being finalized and NYS-DOT has already signed onto plans for intersection improvements. ADA access is planned.

A motion was also made by Simon Schwartz, seconded by Abraham Klepner and unanimously carried to open the new scheduled public hearing on the project. Comments included the following:

- The application is a joint one on behalf of two owners? [Yes]
- Are two accesses required? [No]
- It's unclear this project won't exacerbate traffic problems.
- There is a cumulative traffic impact given Museum Gardens across the street.
- This project will increase impervious surface.

A motion was also made by Yoel Ungar, seconded by Simon Schwartz and unanimously carried to continue the public hearing on the project through the next meeting.

4 San Antonio

This project was briefly discussed with the applicant's engineer. Water remains an issue. A motion was then made by Simon Schwartz, seconded by Abraham Klepner and unanimously carried to continue the public hearing on this project through the next meeting.

47 Mangin

An update on this project, noting improvements, was offered by Mike Morgante, following which a motion was then made by Simon Schwartz, seconded by Abraham Klepner and

unanimously carried to reschedule a public hearing on this project. [The applicant has subsequently withdrawn the request for the hearing, as a redesign is in progress.]

Rt. 208 and Chestnut

Following a brief presentation of this three-building, six-unit project, and a review of Village Engineer comments, a motion was made by Simon Schwartz, seconded by Yoel Ungar and unanimously carried to open a scheduled public hearing on this project. Public comments included the following:

- Density is an issue given the number of bedrooms anticipated.
- There are water and sewer capacity issues.
- Traffic is a concern, especially the cumulative impact on Route 208.
- The development is likely to increase taxes.

There being no other public comments, a motion was made by Yoel Ungar, seconded by Eli Hiller and unanimously carried to close the public hearing.

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

A motion was subsequently made by Yoel Ungar, seconded by Solomon Weiss and unanimously carried to grant Conditional Final Approval subject to: (1) payment of parkland fees, (2) payment to reimburse all Village professional fees involved, and (3) meeting all requirements of the Village Engineer.

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 16 new residential lots and one large commercial building reducing overall development impact. There is an existing agreement to develop water resources. The application will be referred to the Orange County for § 239 review with the project engineer and Village Planner to cooperate on the submission.

A motion was made by Eli Hiller, seconded by Dov Frankel and unanimously carried to open the scheduled public hearing on the project. Comments included the following:

- There are water supply issues.
- Traffic is a concern, especially with regard to internal traffic movements and driveway locations.

There being no other comments, a motion was then made by Yoel Ungar, seconded by Simon Schwartz, and unanimously carried to continue the public hearing on the project through the next meeting.

NEW BUSINESS

26 Hawthorne

Following a brief presentation on this project, a motion was then made by Simon Schwartz, seconded by Eli Hiller, and unanimously carried to schedule a public hearing on it for 8:05 PM or after on June 6, 2024 at the Village Hall.

822 Route 208

Following a brief presentation on this religious project, a motion was then made by Solomon Weiss, seconded by Yoel Ungar, and unanimously carried to refer this proposed action to the Village Board, as provided by the Village Zoning Law.

15 Sears

Following a brief presentation on this project, a motion was then made by Eli Hiller, seconded by Yoel Ungar, and unanimously carried to schedule a public hearing on it for 8:05 PM or after on June 6, 2024 at the Village Hall.

17-28 Pennsylvania

Following a brief presentation on this project, a motion was then made by Yoel Ungar, seconded by Eli Hiller, and unanimously carried to schedule a public hearing on it for 8:05 PM or after on June 6, 2024 at the Village Hall.

9 Dallas

Following a brief presentation on this project, a motion was then made by Eli Hiller, seconded by Yoel Ungar, and unanimously carried to schedule a public hearing on it for 8:05 PM or after on June 6, 2024 at the Village Hall.

25 Lark

Following a brief presentation on this project, a motion was then made by Yoel Ungar, seconded by Simon Schwartz, and unanimously carried to schedule a public hearing on it for 8:05 PM or after on June 6, 2024 at the Village Hall.

Mosayonu Grove Well Subdivision

Following a brief presentation on this project for a high-yield water well lot, a motion was then made by Solomon Weiss, seconded by Yoel Ungar, and unanimously carried to schedule a public hearing on it for 8:05 PM or after on June 6, 2024 at the Village Hall.

Zoning Amendments Proposal

Tom Shepstone and Al Fusco briefly discussed proposed zoning amendments being considered by the Village since 2022. A motion was made by Yoel Ungar, seconded by Simon Schwartz, and unanimously carried to express no objection to the Village Board serving as Lead Agency for SEQRA purposes. A motion was also made by Simon Schwartz, seconded by Eli Hiller, and unanimously carried to authorize the Village Planner to further review and communicate his recommendations, if any, to the Village Board. [Fusco authored the amendments, Shepstone concurred and this was communicated to the Village Board through the Mayor's office.]

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 Dov Frankel and unanimously carried.