

**VILLAGE OF SOUTH BLOOMING GROVE  
PLANNING BOARD  
Regular Meeting  
July 18, 2024**

**Members Present:**

Chairman Solomon Weiss  
Abraham Klepner  
Simon Schwartz

**Members Absent:**

Dov Frankel  
Yoel Ungar  
Eli Hiller (Alternate)

**Also Present:**

Daniel Kraushaar, Village Planning Board Counsel  
Todd Maurizzio, Fusco Engineering - Village Engineer  
Tom Shepstone, Village Planner

A quorum being present, the meeting was called to order by Chairman Solomon Weiss at 8:00 PM followed by a pledge to the flag.

**Approval of Previous Minutes**

Tom Shepstone distributed minutes of the June 6, 2024 meeting and asked if any members had comments or requests for revisions. A motion was made by Solomon Weiss, seconded by Abraham Klepner and unanimously carried to approve the minutes.

**OLD BUSINESS**

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

Mike Morgante provided an update indicating the new plan reduced stormwater, water, traffic and sewer capacity impacts. The Village Engineer also commented. The developers are still awaiting Orange County Planning's §239 review of the project. A motion was then made by Simon Schwartz, seconded by Solomon Weiss, and unanimously carried to re-open the paused public hearing on the project. Comments regarding emergency access were made and addressed. It was suggested original plans should also be posted and the Village Planner agreed to do so (subsequently posted on the Village website Planning Board Agendas page). A motion was then by Simon Schwartz, seconded by Solomon Weiss, and unanimously carried to continue the public hearing until August 15 for written comments.

### **15 Sears**

The Village Engineer reviewed his office's comments on the project. The public hearing also resumed but there were no public comments. A motion was then 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 and recommended a Negative Declaration, which was unanimously approved on a motion by Solomon Weiss and seconded by Simon Schwartz. This was then followed by a motion by Solomon Weiss, seconded by Abraham Klepner and unanimously approved to grant Conditional Final Approval to the project subject to the following conditions:

1. All aspects of the project shall be subject to meeting all requirements set forth by the Village Engineer.
2. The developer shall reimburse the Village for all professional costs incurred in review and final approval of the project.
3. The developer shall, prior to final approval, pay all Village fees relating to parkland, sewage collection and disposal, water supply, road maintenance and lighting services.

### **17-28 Pennsylvania**

Mike Morgante updated the Board indicating water studies are continuing. The Village Engineer also indicated the proposed cul-de-sac would need striping to reinfor the continuity of the drives through it. A private road maintenance agreement will also be necessary for any shared accesses off the cul-de-sac. The public hearing also resumed but there were no public comments. A motion was then by Simon Schwartz, seconded by Abraham Klepner, and unanimously carried to continue the public hearing through the next meeting.

### **NEW BUSINESS**

#### **1-3-5 San Marcos**

The applicant's representative, Village Engineer and Village Planner discussed this proposed project and recommended a public hearing, following which a motion was made by Simon Schwartz, seconded by Abraham Klepner and unanimously carried to set a public hearing for 8:05 PM on August 15, 2024 at the Village Hall.

#### **6 Sears**

The applicant's representative, Village Engineer and Village Planner discussed this proposed project and recommended a public hearing, following which a motion was made by Simon Schwartz, seconded by Abraham Klepner and unanimously carried to set a public hearing for 8:10 PM on August 15, 2024 at the Village Hall.

### **363 Lake Shore**

The applicant's representative, Village Engineer and Village Planner discussed this proposed project and recommended a public hearing, following which a motion was made by Abraham Klepner, seconded by Solomon Weiss and unanimously carried to set a public hearing for 8:15 PM on August 15, 2024 at the Village Hall.

### **572 Route 208**

The applicant's representative, Village Engineer and Village Planner discussed this proposed project and recommended a public hearing, following which a motion was made by Simon Schwartz, seconded by Abraham Klepner and unanimously carried to set a public hearing for 8:20 PM on August 15, 2024 at the Village Hall.

### **Capital Hill**

The applicant's representative, Village Engineer and Village Planner discussed this proposed multi-family project and recommended a public hearing, following which a motion was made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to set a public hearing for 8:25 PM on August 15, 2024 at the Village Hall. A motion was also made by Solomon Weiss, seconded by Abraham Klepner and unanimously carried to circulate a Notice of Intent to serve as Lead Agency for purposes of SEQRA action.

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