

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
August 15, 2024**

Members Present:

Chairman Solomon Weiss
Abraham Klepner
Simon Schwartz
Yoel Ungar

Members Absent:

Dov Frankel
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 8:05 PM followed by a pledge to the flag.

Approval of Previous Minutes

Tom Shepstone distributed minutes of the July 18, 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 reviewed the details of the project and changes made. It was also noted Orange County Planning's §239 review of the project did not offer recommendations.

A motion was then made by Simon Schwartz, seconded by Abraham Klepner, and unanimously carried to close the public hearing on the project, one written comment having been submitted following the previous meeting. It was further noted the original plans for commercial development of the site were posted on the Village website.

A motion was then by Simon Schwartz, seconded by Yoel Ungar and unanimously carried to reinstate and reaffirm the previous Negative Declaration under SEQRA on the basis that all

environmental impacts are reduced as compared to the previous project known as South Blooming Grove Business Park.

A motion was then by Yoel Ungar, seconded by Simon Schwartz and unanimously carried to adopt the following resolution:

RESOLUTION

Whereas, the Museum Village Gardens project is a redesign of the previous conditionally approved site plan for a project known as South Blooming Grove Business Park, and

Whereas, the revised plan results in fewer environmental impacts and has been issued a Negative Declaration under SEQRA, and

Whereas, this Planning Board has considered public comments received and plans have been revised to address comments,

Be it therefore resolved, the revised site plans for the Museum Village Gardens are hereby granted Conditional Final Approval subject to the following conditions:

1. All conditions attached to the previous Conditional Final Approval for South Blooming Grove Business Park shall remain in effect to the extent the items involved have not been superseded by plan revisions or the conditions following.
2. Unresolved comments offered by the Village Engineer shall be addressed in full to the satisfaction of such Village Engineer.
3. All fees incurred by the Village's professionals for project review and supervision shall be fully reimbursed prior to Final Approval.
4. All other fees established by the Village for parkland, infrastructure and the like shall be paid prior to Final Approval.
5. The applicant shall enter into a Developer Agreement with the Village of South Blooming Agreement that addresses all of the above, provides for enforcement of fire lanes, provides stormwater management administration and otherwise addresses any outstanding development issues.

17-28 Pennsylvania

The Village Planner recommended postponing the scheduled hearing on this project, as it is still being redesigned. A motion was then by Solomon Weiss, seconded by Yoel Ungar, and unanimously carried to postpone the public hearing until a later date.

Street Cross-Section Diagrams/Profiles

The Village Planner noted he had discussed Village street standards with the Village Engineer and requested the latter prepare cross-section diagrams/profiles that can be posted in the website to illustrate standards applicable in various situations.

Cloewood Extension

Cloewood representatives requested a one-year extension of approvals, which was unanimously approved on a motion by Solomon Weiss and seconded by Simon Schwartz.

1-3-5 San Marcos

The applicant's representative, Michael Calise, described the project. Following this a motion was made by Yoel Ungar, seconded by Simon Schwartz and unanimously carried to open the scheduled public hearing on the project. Public comments were made regarding water issues, lack of application and site plan certifications, lack of parking, drilling noise and sewage collection and treatment. A motion was then made by Simon Schwartz, seconded by Yoel Ungar and unanimously carried to continue the hearing.

6 Sears

The applicant's representative, Shmiel Breuer, described the project. Following this a motion was made by Solomon Weiss, seconded by Yoel Ungar and unanimously carried to open the scheduled public hearing on the project. Public comments were made regarding lack of sewer and water, lack of application certifications, building size and density. A motion was then made by Yoel Ungar, seconded by Simon Schwartz and unanimously carried to continue the hearing.

363 Lake Shore

The applicant's representative, Shmiel Breuer, described the project. Following this a motion was made by Simon Schwartz, seconded by Yoel Ungar and unanimously carried to open the scheduled public hearing on the project. Public comments were made regarding lack of application certifications, parking, building size, lot frontage, shoreline depiction, bedroom density, and the EAF as well as incomplete plans. A motion was then made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to continue the hearing.

572 Route 208

The applicant's representative, Michael Morgante, discussed this proposed commercial project to be served with on-site sewer and water. Following this, a motion was made by Solomon Weiss, seconded by Yoel Ungar and unanimously carried to open the scheduled public hearing on the project. Questions were asked regarding plan details, fees, and the water well setback. A motion was then made by Simon Schwartz, seconded by Abraham Klepner and unanimously carried to continue the hearing for written comments only until the next meeting.

Capital Hill

The applicant's representative, Kirk Rother, discussed this proposed multi-family project, following which a motion was made by Yoel Ungar, seconded by Simon Schwartz and unanimously carried to open the scheduled public hearing on the project. Public comments were offered regarding water capacity to serve the project. Rother noted a well recently drilled has enough yield to serve not only the project, but also the rest of the Village. Other comments noted the need for owner certifications. A motion was then made by Yoel Ungar, seconded by Simon Schwartz and unanimously carried to continue the hearing.

NEW BUSINESS

32 Virginia

Michael Morgante presented plans for this project, following which a motion was made by Simon Schwartz, seconded by Yoel Ungar and unanimously carried to set a public hearing on it for 8:05 PM, at the Village Hall, on September 19, 2024.

47 Mangin

Michael Morgante presented plans for this project, following which a motion was made by Simon Schwartz, seconded by Abraham Klepner and unanimously carried to set a public hearing on it for 8:10 PM, at the Village Hall, on September 19, 2024.

26-28 Virginia

Michael Morgante presented plans for this project, following which a motion was made by Simon Schwartz, seconded by Yoel Ungar and unanimously carried to set a public hearing on it for 8:15 PM, at the Village Hall, on September 19, 2024.

Route 208/Chestnut

Michael Morgante presented plans for this project, following which a motion was made by Yoel Ungar, seconded by Abraham Klepner and unanimously carried to set a public hearing on it for 8:20 PM, at the Village Hall, on September 19, 2024.

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