

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
September 19, 2024**

Members Present:

Chairman Solomon Weiss
Abraham Klepner
Simon Schwartz
Dov Frankel

Members Absent:

Yoel Ungar
Eli Hiller (Alternate)

Also Present:

Daniel Kraushaar, Village Planning Board Counsel
Al Fusco, 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 August 15, 2024 meeting and asked if any members had comments or requests for revisions. A motion was made by Weiss, seconded by Schwartz, and unanimously carried to approve the minutes.

Public Hearing Rules

Shepstone presented rules to henceforth apply to all public hearings. They are as follows

- Applicants to Explain Subject of Hearing at Outset, Only Taking Questions from the Board
- Sign-In with Address Required to Testify
- Limit of 1 Comment of 2 Minutes Maximum Per Speaker Per Hearing
- All Questions to Be Directed to the Board as Part of Testimony

Next Meeting

A motion was made by Weiss, seconded by Klepner, and unanimously carried to cancel the October meeting of the Board.

Orange County 239 Process

Shepstone discussed Orange County's new on-line GML § 239 process.

Street Diagram/Profile

Fusco indicated his office was working on a street diagram/profile, as previously requested.

OLD BUSINESS

1-3-5 San Marcos

The public hearing on the project was reopened. Additional public comments were made regarding the status of the project under the Village Zoning Law. A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to close the hearing, allowing written comments for an additional 10 days.

6 Sears

Fusco reviewed his comments on the project, noting a SHPO review was required and retaining walls were necessary. The public hearing was then re-opened and comments were made regarding the multiple structures, number of bedrooms, and parking needs. A motion was then made by Schwartz, seconded by Frankel and unanimously carried to close the hearing, allowing written comments for an additional 10 days.

363 Lake Shore

The public hearing on this project was re-opened, and comments were made regarding density, other required permits, and the single-family nature of the neighborhood. A motion was then made by Weiss, seconded by Klepner, and unanimously carried to continue the hearing to the next meeting.

572 Route 208

The applicant's representative, Michael Morgante, briefly reviewed the proposed commercial project and Fusco provided comments. Following this, a motion was made by Schwartz, seconded by Klepner and unanimously carried to classify the project as an Unlisted Action under SEQRA. A motion was then also made by Weiss, seconded by Schwartz and unanimously carried to distribute a Notice of Intent to be Lead Agency under SEQRA. Finally, a motion was made by Weiss, seconded by Klepner and unanimously carried to refer the project to the ZBA for variance considerations and to Orange County for GML § 239 review.

Capital Hill

Kirk Rother, P.E. again briefly reviewed the proposed multi-family project and the public hearing was reopened. Public comments were offered regarding the ownership of the project and the

required GML § 239 review. A motion was then made by Schwartz, seconded by Klepner and unanimously carried to continue the hearing, allowing written comments until the date of the next meeting. A second motion was then made by Schwartz, seconded by Klepner and unanimously carried to declare and distribute notice of Planning Board intent to serve as Lead Agency for SEQRA review.

32 Virginia

A motion was made by Weiss, seconded by Schwartz and unanimously carried to open the advertised public hearing on this project. Public comments addressed density issues, availability of sewer and water and the number of bedrooms involved. A motion was then made by Schwartz, seconded by Klepner and unanimously carried to continue the hearing until the next meeting. A motion was also made by Schwartz, seconded by Klepner and unanimously carried to declare and distribute notice of Planning Board intent to serve as Lead Agency for SEQRA review.

26-28 Virginia

Michael Morgante presented plans for this apartment project, and engineering comments were also discussed, following which a motion was made by Weiss, seconded by Schwartz, and unanimously carried to open the advertised public hearing on it. Public comments addressed density issues, availability of sewer and water and the number of bedrooms involved. Demolition plans, the need for a Long-Form EAF and GML § 239 review were also discussed. A motion was then made by Weiss, seconded by Schwartz and unanimously carried to continue the hearing until the next meeting. A motion was also made by Weiss, seconded by Schwartz and unanimously carried to declare and distribute notice of Planning Board intent to serve as Lead Agency for SEQRA review.

Route 208/Chestnut

This duplex project was briefly reviewed, and engineering comments were also discussed, following which a motion was made by Weiss, seconded by Schwartz and unanimously carried to open the advertised public hearing on it. Public comments addressed density issues, availability of sewer and water, demolition plans, lack of proper certifications, and GML § 239 review. A motion was then made by Weiss, seconded by Frankel and unanimously carried to continue the hearing until the next meeting.

47 Mangin

Michael Morgante reviewed plans for this project, and engineering comments were also discussed, following which a motion was made by Weiss, seconded by Klepner and unanimously carried to open the advertised public hearing on it. Public comments addressed density issues, application deficiencies, the number of bedrooms, conflicts with the single-family nature of the neighborhood, and GML § 239 review. A motion was then made by Weiss, seconded by Schwartz and unanimously carried to continue the hearing until the next meeting.

NEW BUSINESS

[None]

Adjournment

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