

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
November 21, 2024**

Members Present:

Chairman Solomon Weiss
Simon Schwartz
Dov Frankel
Yoel Ungar
Eli Hiller (Alternate)

Members Absent:

Abraham Klepner

Also Present:

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

There being an absence, Chairman Solomon Weiss appointed Alternate Eli Hiller to serve as a voting member of the Board, and the meeting was called to order at 8:00 PM, followed by a pledge to the flag.

Approval of Previous Minutes

Planner Shepstone distributed minutes of the September 19, 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.

Orange County 239 Process

Shepstone indicated Orange County's new GML § 239 process was up and running well.

Street Diagram/Profile Status

Maurizzio indicated work continued on the street diagram/profile illustration.

OLD BUSINESS

1-3-5 San Marcos

A motion was made by Weiss, seconded by Ungar, and unanimously carried to totally close the

hearing, it having been closed except for written comments at the previous meeting and no further written comments having been received. Shepstone then recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Schwartz, seconded by Hiller, and unanimously carried. A motion was then made by Ungar, seconded by Weiss, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.

6 Sears

A motion was made by Weiss, seconded by Hiller, and unanimously carried to totally close the hearing, it having been closed except for written comments at the previous meeting and no further written comments having been received. Shepstone then recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Weiss, seconded by Schwartz, and unanimously carried. A motion was then made by Hiller, seconded by Ungar, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.

363 Lake Shore

A motion was made by Weiss, seconded by Ungar, and unanimously carried to close the hearing on this project, it having been extended at the previous meeting until November 21 and no further written comments having been received.

Capital Hill

A motion was made by Weiss, seconded by Hiller, and unanimously carried to totally close the hearing, it having been continued for written comments at the previous meeting and no further written comments having been received. Shepstone then recommended a Negative Declaration under SEQRA based on the thoroughly detailed and previously posted drafts of EAF Parts 2 and 3 prepared by the applicant, which declaration was approved on a motion made by Schwartz, seconded by Hiller, and unanimously carried. A motion was then made by Ungar, seconded by Ungar, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.

32 Virginia

A motion was made by Hiller, seconded by Weiss, and unanimously carried to totally close the hearing, it having been closed except for written comments at the previous meeting and no further written comments having been received. Shepstone then recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Weiss, seconded by Hiller, and unanimously carried. A motion was then made by Hiller, seconded by Weiss, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

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3. Conformance with all requirements of the Village Engineer and legal representatives.

47 Mangin

A motion was made by Hiller, seconded by Ungar, and unanimously carried to close the hearing, it having been extended until the current meeting and no further written comments having been received. Shepstone then recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Schwartz, seconded by Hiller, and unanimously carried. A motion was then made by Ungar, seconded by Schwartz, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

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2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.

26-28 Virginia

A motion was made by Hiller, seconded by Schwartz, and unanimously carried to close the hearing, it having been extended until the current meeting and no further written comments having been received. Shepstone then recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Ungar, seconded by Hiller, and unanimously carried. A motion was then made by Schwartz, seconded by Hiller, and unanimously carried to grant Conditional Approval of the project subject to the following

conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.

Route 208/Chestnut

A motion was made by Hiller, seconded by Schwartz, and unanimously carried to close the hearing on this project, it having been extended at the previous meeting until November 21 and one set of written comments having been received.

NEW BUSINESS

Meeting Date

A motion was made by Weiss, seconded by Ungar, and unanimously carried to set the meeting date and time for the December and future meetings as the third Friday of each month at 10:00 AM at the Village Hall, the next meeting to occur on December 20, 2024.

6 Strawberry

A motion was made by Ungar, seconded by Schwartz, and unanimously carried, to set a public hearing on a proposed project at 6 Strawberry Lane for 10:05 on December 20, 2024 at the Village Hall.

13 Pennsylvania

A motion was made by Hiller, seconded by Schwartz, and unanimously carried, to set a public hearing on a proposed project at 13 Pennsylvania Avenue for 10:10 on December 20, 2024 at the Village Hall.

15 Bailie

A motion was made by Ungar, seconded by Hiller, and unanimously carried, to set a public hearing on a proposed project at 15 Bailie Lane for 10:15 on December 20, 2024 at the Village Hall.

14 Greene

A motion was made by Weiss, seconded by Ungar, and unanimously carried, to set a public hearing on a proposed project at 14 Greene Road for 10:20 on December 20, 2024 at the Village Hall.

10-12 San Antonio

A motion was made by Hiller, seconded by Schwartz, and unanimously carried, to set a public hearing on a proposed project at 10-12 San Antonio Circle for 10:25 on December 20, 2024 at the Village Hall.

20-22 Sears

A motion was made by Hiller, seconded by Ungar, and unanimously carried, to set a public hearing on a proposed project at 20-22 Sears Road for 10:30 on December 20, 2024 at the Village Hall.

Adjournment

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