

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
December 20, 2024**

Members Present:

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

Members Absent:

None

Also Present:

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

The meeting was called to order at 10:00 AM, followed by a pledge to the flag.

Approval of Previous Minutes

Planner Shepstone distributed minutes of the November 21, 2024 meeting and asked if any members had comments or requests for revisions. A motion was made by Schwartz, seconded by Ungar, and unanimously carried to approve the minutes.

Street Diagram/Profile Status

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

OLD BUSINESS

363 Lake Shore

Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Weiss, seconded by Klepner, and unanimously carried. A motion was then made by Weiss, seconded by Klepner, 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.
4. Acceptance by the Village Board.

Route 208 and Chestnut

A motion was made by Weiss, seconded by Ungar, and unanimously carried to table any action pending receipt of GML §239 review.

572 Route 208

The ZBA having granted necessary variances for this project and shadow parking being proposed to meet Village standards, Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which declaration was approved on a motion made by Ungar, seconded by Schwartz, and unanimously carried. A motion was then made by Weiss, seconded by Schwartz, 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.

58 Fort Worth Site Plan Revision

Shepstone then recommended this site plan revision be classified a Part II Action under SEQRA, which was approved on a motion made by Weiss, seconded by Schwartz, and unanimously carried. A motion was then made by Weiss, seconded by Klepner, 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.

1 Red Bird

Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Schwartz, seconded by Klepner, and unanimously carried. A motion was then made by Weiss, seconded by Klepner, 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.
4. Village Board acceptance.
5. Widening of Route 208.

NEW BUSINESS

6 Strawberry

A motion was made by Schwartz, seconded by Klepner and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding sewer capacity, water supply (including the status of new wells), the time of the hearing, and the legitimacy of the Planning Board. A motion was then made by Weiss, seconded by Klepner, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments.

13 Pennsylvania

A motion was made by Weiss, seconded by Schwartz and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding sewer capacity, water supply, the status of the applicant's LLC, and the legitimacy of the Planning Board. A motion was then made by Weiss, seconded by Klepner, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments.

15 Bailie/Sleep Inn

A motion was made by Weiss, seconded by Klepner and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding sewer capacity, water supply, and the legitimacy of the Planning Board. A motion was then made by Ungar, seconded by Schwartz, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments.

14 Greene

A motion was made by Ungar, seconded by Frankel and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding sewer capacity, water supply, density, accessory apartments and the legitimacy of the Planning Board. A motion was then made by Schwartz, seconded by Frankel, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments.

10-12 San Antonio

A motion was made by Schwartz, seconded by Klepner and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding density, accessory apartments, water supply, and the legitimacy of zoning changes made. A motion was then made by Ungar, seconded by Schwartz, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments.

20-22 Sears

A motion was made by Klepner, seconded by Ungar and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding density, accessory apartments, access, sewer capacity, housing quality, and the need for Major Subdivision approval and a Full EAF. A motion was then made by Schwartz, seconded by Klepner, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments.

2025 Meeting Schedule

A motion was made by Weiss, seconded by Ungar and unanimously carried to set the regular meeting date for the Planning Board for 2025 as the last Friday of each month at 10:00 AM at the Village Hall.

822 Route 208

A motion was made by Ungar, seconded by Schwartz, and unanimously carried, to set a public hearing on a proposed project at 822 Route 208 for 10:05 on February 28, 2025 at the Village Hall.

5 Alamo

A motion was made by Schwartz, seconded by Klepner, and unanimously carried, to set a public hearing on a proposed project at 822 Route 208 for 10:10 on February 28, 2025 at the Village Hall.

55 Mangin

A motion was made by Schwartz, seconded by Ungar, and unanimously carried, to set a public hearing on a proposed project at 822 Route 208 for 10:15 on February 28, 2025 at the Village Hall.

38 Peddler Hill

A motion was made by Ungar, seconded by Schwartz, and unanimously carried, to set a public hearing on a proposed project at 822 Route 208 for 10:20 on February 28, 2025 at the Village Hall.

577 Route 208

Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which declaration was approved on a motion made by Ungar, seconded by Klepner, and unanimously carried. A motion was then made by Weiss, seconded by Schwartz, 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.

Adjournment

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