

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
February 28, 2025**

Members Present:

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

Members Absent:

Yoel Ungar

Also Present:

Daniel Kraushaar, Village Planning Board Counsel
Brian Smith, 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.

Appointment of Alternate

Chairman Weiss appointed Alternate Eli Hiller to serve as a voting member of the Board.

Amendment of Agenda

Planner Shepstone recommended adding two items to the agenda previously distributed: 520 Route 208 and Bailie Lane. A motion was made by Weiss, seconded by Hiller, and unanimously carried to add the items.

Approval of Previous Minutes

Minutes of the January 31, 2025 meeting were distributed, followed by a motion made by Weiss, seconded by Klepner, and unanimously carried to approve them as presented.

OLD BUSINESS:

5 Alamo

It was noted a written comment in opposition to this project had been received from Asher Eckstein. 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 Schwartz, 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.

55 Mangin

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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. Infrastructure installation or financial guarantees of the same, including off-site improvements and stormwater improvements.

38 Peddler Hill Retreat

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 Hiller, 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. Infrastructure installation or financial guarantees of the same.

2 & 4 Kingsville

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

5 Alamo

A motion was made by Weiss, seconded by Hiller and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding parking and water supply and the availability of documents. A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to close the hearing following a period of 10 days for receipt of any additional written comments.

7 Old Town Road

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

220 Prospect Road

A motion was made by Hiller, seconded by Schwartz and unanimously carried to open the advertised hearing on this project. No public comment was offered. A motion was then made by Schwartz, seconded by Klepner, and unanimously carried to close the hearing. 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 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.

NEW BUSINESS:

4 Tanager Road

Following brief discussion of this project, a motion was made by Weiss, seconded by Hiller, and unanimously carried, to set a public hearing on it for 10:05 AM on March 28, 2025 at the Village Hall.

45 Mountain Road

Following brief discussion of this project, a motion was made by Weiss, seconded by Klepner, and unanimously carried, to set a public hearing on it for 10:10 AM on March 28, 2025 at the Village Hall.

ADDITIONAL AGENDA ITEMS

520 Route 208 (Old Business)

The site plan for this project has been revised to do one building only. Water supply has been secured. Following discussion, a motion was then made by Hiller, seconded by Klepner, and unanimously carried to grant Conditional Approval of the revised 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. Infrastructure installation or financial guarantees of the same, along with NYS-DOT approval of all associated road improvements

Bailie Lane Multi-Family Project (New Business)

Following brief discussion of this 35-building multi-family project which already has sewer and water availability, a motion was made by Hiller, seconded by Klepner, and unanimously carried, to set a public hearing on it for 10:15 AM on March 28, 2025 at the Village Hall. [Note: Hearing notices not placed, so this hearing will need to be continued to allow proper notice.]

Adjournment

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