

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
January 20, 2022**

Members Present:

Chairman Solomon Weiss
Simon Schwartz
Abraham Klepner

Members Absent:

Yoel Ungar

Also present: Melissa Foote, Secretary; Al Fusco, Village Engineer; Daniel Kraushaar, Village Planning Board Counsel

The meeting began with a pledge to the flag at 8:05 pm.

Melissa Foote then proceeded to do roll call and then read correspondence.

Correspondence

January 18, 2022. Al Fusco, Village Engineer, provided a review letter regarding the Sleep Inn hotel to the project engineer regarding submittal of signed and sealed plans for the Planning Board Chair's signature.

January 7, 2022. SBG Business Park. Public hearing. Received a letter from Ryan Kitrow voicing concerns about the project.

South Blooming Grove Business Park

Chairman Weiss made a motion to continue the public hearing for the South Blooming Grove Business Park. It was seconded by Mr. Schwartz and carried unanimously.

Prior to public comments, Daniel Kraushaar noted that while he doesn't expect it to be an issue, having only 3 voting members of the Planning Board present could potentially become a problem in a scenario where a super majority is required, as at least 4 voting members would be needed.

Al Fusco clarified that the Board would not face the problematic hypothetical scenario where having only 3 voting members could become a problem.

Dawn Salka claimed that the Village website does not have accurate and up-to-date information regarding the Planning Board agenda.

Goya also claimed that the Village website does not have accurate and up-to-date information regarding the Planning Board agenda and that the website did not list the meeting as a public hearing.

Michael Morgante, the project engineer, stated that he downloaded the agenda at 10:53 am on January 20th, 2022, and at that time, the public hearing was listed on the agenda.

Daniel Kraushaar clarified that when a public hearing is continued, the only requirements are it must be continued to a time, date, and place certain. However, there is no requirement for notification or republication of notices.

Melissa Foote stated that she listed the public hearing on the agenda as follows: Continuation of Public Hearing for SBG Business Park. Time for public comment and then close the public hearing.

Daniel Kraushaar stated that with the exception of putting “close the public hearing” on the agenda without knowing if the hearing would actually be closed, which he noted was not significant, everything else on the agenda was sufficient and would allow for the continued public hearing to occur.

Chairman Weiss requested that Melissa Foote make sure that all written comments be made available to the public.

Patty Morris asked what type of businesses will operate at the business park and asked for confirmation that there will be no schools.

Michael Morgante answered that the architectural plans are for commercial retail on the first floor and offices on the floors above. However, he noted those usages could change, but that is what is currently proposed. He also confirmed that there will be no schools.

Daniel Kraushaar added that, at this juncture, the applicant would need to comply with the current zoning and his understanding is that the proposed uses are allowed under the existing zoning.

Al Fusco and Michael Morgante confirmed that the proposed uses are allowed under the existing zoning.

Melissa Foote then read a written comment submitted by Ryan Kitrow: He raised concerns regarding the project not meeting the requirements and intended use of the ORI district and that the proposed development is not an appropriate use for the site and is inconsistent with other

developments in the community and asserted that it will cause irreparable harm to residents in the immediate and regional proximity to the site.

Michael Morgante indicated he intends to compile and respond to all comments in writing at a later date, but he briefly addressed Ryan Kitrow's comments. He disagreed with Ryan's statement that the development is inconsistent with the neighborhood and gave examples of other businesses located near the development. In particular, he noted that the Monroe Professional building located just south of the development site is a similarly designed building that is located closer to Route 208 and sits at a higher elevation than their development. He also stated that residential properties located just to the west of the subject property, further down Museum Village Road, are located in the ORI zoning and are preexisting nonconforming uses as residential properties located in commercial zoning. He stated that this zoning dates back at least twenty years and planned for this type of commercial development in this location. Lastly, he noted the traffic conditions post-construction will be better and New York DOT is reviewing the traffic impact of the project to ensure this. He cited the DOT impact on the Woodbury Commons as a positive example of development improving traffic conditions.

Chairman Weiss then made a motion to continue the public hearing for the South Blooming Grove Business Park to February 17th, 2022, at 8 PM via zoom or in person, depending on the state's recommendations at that time. It was seconded by Mr. Klepner and carried unanimously.

Dan Krahsauer asked for clarification from Al Fusco regarding the SEQRA status of the application.

Al Fusco clarified that SEQRA, traffic, parking, and water are open issues that the project engineer is aware of and that SEQRA and other open issues will be addressed at the meeting on February 17th, 2022.

Dan Krahsauer then noted that the Planning Board is still waiting to hear back from Orange County about the project.

Al Fusco added that Orange County has sent requests for more information and that he is hopeful that Orange County will possibly provide feedback before the February 17 hearing.

Chairman Weiss then made a motion to set the next Planning Board meeting for February 17, 2022, at 8 PM, via zoom or in person, depending on the state's recommendations at that time. It was seconded by Mr. Schwartz and carried unanimously.

At 8:38 pm, Chairman Weiss made a motion to adjourn the meeting. It was seconded by Mr. Schwartz and unanimously carried.