

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
July 21, 2022**

Members Present:

Chairman Solomon Weiss
Simon Schwartz
Abraham Klepner
Yoel Ungar
Dov Frankel

Members Absent:

None.

Also Present: Melissa Foote, Secretary; Alexa Burkioszki, Building Inspector; Al Fusco, Village Engineer; Daniel Kraushaar, Village Counsel; Joel Stern and Isaac Ekstein, Assistants to the Mayor.

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

Secretary Melissa Foote then proceeded to do roll call. All members were present

Melissa Foote then read a list of correspondences received:

Received Review Letter from Al Fusco for South Grove

Received Review letter from Al Fusco for 379 Lake Shore Drive

Received an updated Site Plan application from the applicant for 5 Mangin Road.

Received Updated Site Plant, the Full EAF Part 1 for Bailie Lane Estates. Since this was a late submission, this is for discussion only.

Received Amended/Corrected House of Worship Application from 379 Lake Shore Drive House of Worship correcting from a Large to Small House of Worship.

Received Updated Site Plan & Survey for 577 Route 208 LLC

Received Review letter from Al Fusco for 31 Merriewold South

Received 585 Clove Road Site Plan Application, Short EAF, Updated Site Plan

South Grove

Chairman Weiss made a motion to open the public hearing. It was seconded by Mr. Schwartz and carried unanimously.

Simon Gelb spoke on behalf of the proposed 25-lot subdivision and welcomed comments from the public.

Sue Anne Vogelsberg claimed the public was not given enough time to review all documents relevant to any of the public hearings scheduled for 07/21/2022 and asked for all public hearings to be continued on another date to allow for the public to review said documents.

Ari indicated concern regarding the potential water supply issues for the project.

Daniel Kraushaar interjected to clarify that the purpose of a public hearing is for the board to have an opportunity to hear from the public regarding their concerns and get a sense of the public's sentiments about projects. public comments then continued.

Dawn Salka stated the agendas for the planning board meetings change too frequently and it is too difficult for the public to access documents related to proposed projects. Regarding South Grove, she indicated concerns about potential traffic and water supply issues.

Sheila [Surname] conveyed that the public was not given enough time to review all relevant documents and conveyed concern regarding the traffic impact of the project.

Susan Blakeney complained about the planning board and meetings in general with no specific concerns about the South Grove project. She suggested future meetings should focus on only one project at a time and that the planning board should have work sessions that are open to the public.

Bonnie Rum conveyed concerns about the project's water usage and the potential impact of the project on traffic.

Kristie Johnson claimed that the agenda had too many projects and that insufficient time was given to the public to review relevant documents.

Esther Blum praised the potential benefits of the project's lighting plan and stated that she felt other public commenters abused the public hearing to air personal grievances rather than substantively address the projects. She also expressed support for having multiple projects reviewed during one meeting as she sees it as a sign of growth in the municipality and feels it is easier for members of the public to attend fewer meetings. She stated she could not find any municipalities in the State of New York that restrict public hearings to one hearing per meeting. Lastly, she disagreed with commenters and felt inadequate time had been given for the public to review documents and provide feedback on projects.

Sheila [Surname] spoke again and noted she disagreed with the prior speaker and asked for clarification regarding a potential total water ban.

Jean Galli expressed concern regarding issues accessing documents and requested the public hearing stay open in order to give the public more time to review relevant documents.

John Daly conveyed concern about projects potentially being approved by the planning board without the public's concerns being addressed.

Following public comments, Chairman Weiss made a motion to continue the public Hearing for written comment until 8:00 pm on August 18th, 2022. Seconded by Mr. Ungar and carried unanimously

577 Route 208

Chairman Weiss made a motion to open the public hearing. It was seconded by Mr. Schwartz and carried unanimously.

Simon Gelb spoke on behalf of the project and welcomed comments from the public.

Ari expressed that he was not given prior notice regarding the project despite living across the street from the project. He also conveyed concern that he was not provided enough time to review relevant documents.

Dawn Salka claimed the relevant documents were not provided 24 hours prior to the hearing and conveyed concerns about the impact of the project on traffic.

Sue Anne Volgesberg expressed that the public was not given enough time to review all relevant documents and conveyed concerns about the widening of Route 208 and the potential impact of the project on traffic.

Kristie Johnson expressed that the public hearings should be rescheduled and should be done in person.

Susan Blakeney claimed that there were too many hearings for one meeting and that all relevant documents for each project should be available to the public prior to closing a public hearing.

Bonnie Rum expressed concern about the potential impact of the project on traffic.

Sheila [Surname] claimed that the public was not given enough time to review all documents relevant. She also expressed concern that there should be no vote or site plan approval for a project without a preliminary Stormwater Pollution Prevention Plan. Lastly, she expressed concern that the project should not proceed without considering comments from Orange county.

Susan Blakeney reiterated her earlier concerns regarding the planning board and meetings in general. She suggested future meetings should focus on only one project, the planning board should have work sessions that are open to the public, and documents should be uploaded in a timelier manner for the public to review.

Jean Galli expressed concerns regarding the potential traffic impact of the project.

Following public comments, Chairman Weiss made a motion to continue the public Hearing at 8:00 pm on August 18th, 2022. Seconded by Mr. Schwartz and carried unanimously.

379 Lake Shore Drive

Chairman Weiss made a motion to open the public hearing. It was seconded by Mr. Schwartz and carried unanimously.

Project engineer, Michael Morgan, introduced the project as a small house of worship of 49 seats or less being built on an irregularly shaped lot of slightly less than half an acre currently, currently containing a single-family home and driveway. He then welcomed comments from the project

Dawn Salka raised concerns about there not being adequate time to review the agenda and the whether the site plan was properly amended when changing a small house of worship.

Susan Blakeney reiterated her earlier concerns regarding the planning board and meetings in general. She suggested future meetings should focus on only one project, the planning board should have work sessions that are open to the public, and documents should be uploaded in a timelier manner for the public to review.

Kristie Johnson conveyed concern regarding about the lack of specifics regarding the size of the property and how close the property is to the curb. She also indicated concerns regarding the potential environmental impact of the project on neighboring bodies of water and the property not being consistent with the character of the existing natural landscape.

Sue Anne Vogelsberg stated that the proposed building is too large for the lot and expressed concern regarding the safety of children given the project's proximity to bodies of water. She also expressed concern about potential flooding.

Bonnie Rum indicated concern regarding the potential for flooding.

Zalmon Rosner asked for the permit for the house of worship to be approved.

Following comments from the public, Chairman Weiss made a motion to continue the public Hearing at 8:00 pm on August 18th, 202. Seconded by Mr. Klepner and carried unanimously.

Chairman Weiss then made a motion to refer the project to the ZBA (Zoning Board of Appeals) for a front yard variance. Seconded by Mr. Schwartz and carried unanimously.

Chairman Weiss then made an amended motion to refer the project to the ZBA (Zoning Board of Appeals) for any variances that may be required. Seconded by Mr. Schwartz and carried unanimously.

5 Mangin Road

Chairman Weiss made a motion to open the public hearing. It was seconded by Mr. Ungar and carried unanimously.

The project civil engineer, Matthew Checca, introduced the project and reviewed the site plan for the proposed kosher market. He then welcomed public comments.

Dawn Salka claimed that member Schwartz has a vested interest in 379 lake shore drive and should abstain from voting on that project. Regarding 5 Mangin, she expressed concern that inaccurate site plans were available to the public when she visited city hall on July 18th. She also expressed concern regarding the impact of the project on traffic.

Sheila [Surname] thanked the planning board for having documents available online, though she claimed that the public was not given enough time to review the aforementioned documents. She conveyed concern that it would be inappropriate to close the public hearing given that there are still outstanding documents related to sewer, drainage, and lighting. She also conveyed concern regarding the traffic impact of the project and asked why a temporary structure is being built instead of a permanent one.

Kristie Johnson also asked why a temporary structure was being built and conveyed concerns regarding the potential safety hazards of a gravel parking lot, the project's close proximity to an intersection, and the potential impact of the project on traffic.

Susan Blakeney complained that board members often do not look at the camera when on Zoom and public meetings should be in person, not on zoom. She also indicated concern that it would be inappropriate to close the public hearing given that there are still outstanding documents related to sewer, drainage, and lighting

Amy Berkowitz expressed that too many residential properties are becoming commercial properties. She also feels the 5 Mangin property was a historical property that should not have been demolished without a public hearing.

Bonnie Rum indicated concern regarding the potential traffic impact of the project.

Sue Anne Vogelsberg conveyed concern regarding the potential traffic impact of the project.

Joel Stern, an assistant to the mayor, clarified that the project should decrease traffic. He also clarified that, given the demographics of the community, a kosher market is a necessity. He also claimed that the market will provide jobs and tax revenue. He disagreed with the assessment of the property as a historical property and pointed out there were previous opportunities for others to purchase the property and preserve it if such sentiment existed.

Bryan spoke in support of the supermarket and agreed the project should reduce the amount of traffic. He claimed it will be very convenient to have a supermarket in the village.

Isaac Ekstein, another assistant to the mayor, disagreed with some claiming there is legitimate concern about the destruction of historical properties.

Baylu Rutner spoke in support of the supermarket and the convenience of having a market in the village within walking distance.

Brian Tarkett disagreed with commenters that stated the property was historical and spoke in support of putting a grocery store that will reduce traffic and the need to travel for groceries.

Joel Roth, the owner of Peppermint supermarket and project applicant, clarified the initial plan was to preserve the house, but it was not salvageable due to being in a state of complete disrepair.

Yitzee said she can't wait for the grocery store to open.

Melissa Foote then read a written comment submitted via email.

Andrew, a resident of 17 Merriewold Lane North conveyed concern regarding the lighting for the project shining into his home at night. He also claimed that cutting trees and paving on the project site have negatively impacted his property and increased the amount of audible street noise from route 208 while also creating a path for the project's lighting to shine into his home. He requested for this to be alleviated.

Following comments from the public, Chairman Weiss made a motion to close the public Hearing and leave it open for written comments until the next public planning board meeting at 8:00 pm on August 18th. 202. Seconded by Mr. Ungar and carried unanimously.

585 Clove Road

Michael Morgante, the project engineer, presented the project as a commercial 4-story mixed-use for office and retail with 13,430 sqft per floor.

Chairman Weiss then made a motion to refer the project to the ZBA for height and parking variances. Seconded by Mr. Schwartz and carried unanimously.

Chairman Weiss then made a motion for the planning board to intend to be lead agency for SEQRA and to send to 239 GML. Seconded by Mr. Schwartz and carried unanimously.

31 Merriewold

Chairman Weiss asked if any board members had comments regarding the amended site plan for a temporary, modular structure for a synagogue. None did.

Kirk Rother then spoke on behalf of the project. He explained that the original site plan had a 3100 sq ft patio located on the rear of the building, but the applicant would like to amend this

to be an enclosed space. He also explained that during the construction period, the applicant would like to install a temporary, modular synagogue of approximately 3100 square feet.

Isaac Ekstein advised the temporary structure can possibly be approved separately, but a public hearing will be necessary for the structural approval. Dan Kraushaar.

Al Fusco advised an approval for the temporary structure could be made by the planning board for up to 6 months during the construction period. He also stated that the applicant would need to come back to the planning board after 6 months if an extension is necessary.

Chairman Weiss made a motion to grant an approval for the modular structure conditioned on the inspector's comments expiring 6 months from when the inspector issues the building permit. Seconded by Mr. Schwartz and carried unanimously.

New Business

Chairman Weiss then made a motion to set a public hearing for Bailey Lane Estates for August 18th at 8:00 pm. seconded by Mr. Ungar and carried unanimously.

Chairman Weiss then made a motion for the planning board to intend to be lead agency for Bailey Lane Estates and to send to 239 GML. Seconded by Mr. Schwartz and carried unanimously.

Chairman Weiss then made a motion to adjourn the meeting at 10:51 pm. Seconded by Mr. Schwarz and unanimously carried.