

**VILLAGE OF SOUTH BLOOMING GROVE  
PLANNING BOARD  
Regular Meeting  
February 16, 2023**

Members Present:

Chairman Solomon Weiss  
Simon Schwartz  
Dov Frankel  
Abraham Klepner

Members Absent:

Yoel Ungar

Also present: Al Fusco, Village Engineer; Daniel Kraushaar, Village Counsel; and Tom Shepstone, Planner.

The meeting was called to order by Chairman Weiss at 8:05 PM followed by a pledge to the flag.

**Approval of Previous Minutes**

Planner Shepstone distributed minutes of the June 16, 2022 meeting that were not previously generated as well as minutes of the previous meeting and recommended both be approved.

**June 16, 2022**

Shepstone asked if any members had comments or requests for revisions. There being none, a motion was made by Simon Schwartz, seconded by Solomon Weiss and unanimously carried to approve these minutes.

**February 16, 2023**

Shepstone asked if any members had comments or requests for revisions. There being none, a motion was made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to approve these minutes.

**12 Old Town Road**

It was noted the Applicant proposes to subdivide the existing parcel into a four (4) lots, utilizing the existing residence for one (1) lot while creating three (3) new lots each of which would be occupied by a duplex. It was further noted the CDRC has recommended single driveways connecting both parking areas on each lot to halve the number of new driveways proposed and

improve safety. The project was also referred to the County for review and to the Village Engineer for comments.

Following the discussion, Solomon Weiss moved to open the scheduled public hearing on the project. Simon Schwartz seconded the motion, which was unanimously carried.

Public comments and questions included the following:

- Driveways should be combined as the CDRC suggested.
- This project raises density issues.
- Traffic problems will be worsened.
- What will the lot sizes be?
- What types of 2-family units are proposed?

Following brief discussion of these issues, a motion was made by Solomon Weiss, seconded by Abraham Klepner and unanimously carried to close the public hearing on the 12 Old Town Road subdivision.

Orange County § 239 review having not yet been received, a motion was then made by Simon Schwartz, seconded by Solomon Weiss and unanimously carried to table action on the subdivision to the next meeting.

### **1 Treza Lane**

Kirk Rother, P.E. was present to discuss the 1 Treza Lane project, which is a proposed 17-lot subdivision intended to accommodate 35 potential dwelling units in the RB District. The project encompasses two existing parcels of land that would be accessed via Treza Lane off of Duelk Avenue. Two existing dwellings accessed off Sleepy Hollow Road would be removed.

It was further noted that, upon receipt of a detailed subdivision plat and EAF, the application will need to be forwarded to the Village Engineer for review.

Dan Kraushaar noted the application should also be reviewed by the fire department and that a bulk table should be added to the plat.

Solomon Weiss moved that, upon receipt of a detailed subdivision plat and EAF in no later than two weeks, this subdivision be forwarded to the Village Engineer for review. This motion was seconded by Simon Schwartz and unanimously carried.

Simon Schwartz then made a motion, seconded by Solomon Weiss and unanimously carried to advertise a public hearing on the 1 Treza Lane subdivision at 8:05 PM on March 16, 2023 at the Village Hall.

### **58 Fort Worth Place**

It was noted this is a proposal for a 4-lot subdivision in the RB District. The project encompasses two existing parcels of land that will be accessed from Fort Worth Place. It was further explained that the application will need to be forwarded to the Village Engineer for review and Orange County for a GML § 239 review.

Simon Schwartz proceeded to make a motion, seconded by Abraham Klepner and unanimously carried to forward the application to the Village Engineer for review and Orange County for a GML § 239 review.

Abraham Klepner then made a motion, seconded by Dov Frankel and unanimously carried to advertise a public hearing on the 58 Fort Worth Place subdivision at 8:10 PM on March 16, 2023 at the Village Hall.

### **9 Pine Hill Road**

It was noted this is a proposal for a 2-lot subdivision in the RB District (the plat mistakenly labels it a RR District) with both lots intended for two-family dwellings that will be accessed from Pine Hill Road in one case and Mangin Road in the other. It was further noted this application needs to be forwarded to the Village Engineer for review.

Abraham Klepner then made a motion, seconded by Simon Schwartz and unanimously carried to forward the application to the Village Engineer for review.

Solomon Weiss subsequently made a motion, seconded by Abraham Klepner and unanimously carried to advertise a public hearing on the 9 Pine Hill Road subdivision at 8:15 PM on March 16, 2023 at the Village Hall.

### **51 Mangin Road**

It was noted this is a proposal for a 3-lot subdivision in the RB District (this plat also mistakenly labels it a RR District) with the two new lots intended for two-family dwellings that will be accessed from Mangin Road. It was also explained the application needs to be forwarded to the Village Engineer for review.

Dov Frankel proceeded to make a motion, seconded by Solomon Weiss and unanimously carried to forward the application to the Village Engineer for review.

Solomon Weiss then made a motion, seconded by Simon Schwartz and unanimously carried to advertise a public hearing on the 9 Pine Hill Road subdivision at 8:20 PM on March 16, 2023 at the Village Hall.

### **Other Business/Adjournment**

Planner Shepstone then asked if there was any other business to come before the Planning Board at the meeting or rather someone cared to make a motion to adjourn. Solomon Weiss moved to adjourn the meeting. This was seconded by Simon Schwartz and unanimously carried.