

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
October 26, 2023**

Members Present:

Chairman Solomon Weiss
Dov Frankel
Simon Schwartz
Eli Hiller - Alternate Member

Members Absent:

Abraham Klepner
Yoel Ungar

Also Present:

Daniel Kraushaar, Village Planning Board Counsel
Todd Maurizzio for Al Fusco, Village Engineer
Tom Shepstone, Village Planner

A quorum being present and Alternate Member Eli Hiller being recognized as a member of the Board for purposes of acting in place of missing members, the meeting was called to order by Chairman Solomon Weiss at 8:10 PM followed by a pledge to the flag.

Approval of Previous Minutes

Tom Shepstone distributed minutes of the August 31, 2023 meeting and asked if any members had comments or requests for revisions. A motion was made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to approve the minutes.

OLD BUSINESS

14 San Antonio

Tom Shepstone explained that a public hearing scheduled on this application would have to be rescheduled due to notice issues. A motion was made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to reschedule the public hearing for 8:05 PM on November 16, 2023.

277-279 Prospect Road School

Kirk Rother, P.E. presented on behalf of the applicant, noting changes in the site plan and proposed buffers. The school will be limited to 150 students with other public events or

activities and served by a private water well. It will also contribute a fair share of the cost of upgrading Prospect Road together with other developers in the vicinity.

Following discussion and a detailed review of the Environmental Assessment by Tom Shepstone, a motion was made by Solomon Weiss, seconded by Eli Hiller and unanimously carried to issue a Negative Declaration as to any significant environmental impacts.

A motion was then made by Dov Frankel, seconded by Simon Schwartz and unanimously carried to grant conditional final approval of the application subject to: (1) complying with requirements of the Village Engineer, (2) no non-school public events being conducted on-site, (3) buffers as proposed being planted, and (4) a fair share of the costs of upgrading Prospect Road being provided.

NEW BUSINESS

Prospect Acres

Michael Morgante, P.E. presented on behalf of the applicant. The project proposes creating 36 residential lots from a 48.7 acre parcel at 201-203 Prospect Road. Slope issues were noted, along with the need for alternative access and independent water and sewer capacity. Following discussion, a motion was made by Eli Hiller, seconded by Solomon Weiss and unanimously carried to schedule a public hearing on the application for 8:10 PM on November 16, 2023.

A motion was also made by Simon Schwartz, seconded by Eli Hiller and unanimously carried to issue a Notice of Intent to serve as SEQRA Lead Agency for the project, which notice will be distributed by the applicant on behalf of the Planning Board.

316-318 Lake Shore

The application of Minz to consolidate two lots at 316 and 318 Lake Shore Drive and re-subdivide the 1.4 acres in the RB District into five lots was briefly reviewed. A motion was made by Eli Hiller, seconded by Simon Schwartz and unanimously carried to schedule a public hearing on the application for 8:15 PM on November 16, 2023. It was noted that road widening will be necessary at this location.

41 Mangin

The application of Minz to subdivide 1.4 acres in the RB District into five lots was briefly reviewed. A motion was made by Simon Schwartz, seconded by Eli Hiller and unanimously carried to schedule a public hearing on the application for 8:20 PM on November 16, 2023. It was noted sidewalks will be necessary at this location.

71 Duelk

The application of Manfeild Team, LLC to create a zero lot line subdivision of property permitted to build a dwelling and accessory dwelling unit was discussed. The lot is not large enough to

subdivide without a variance. A motion was made by Eli Hiller, seconded by Simon Schwartz and unanimously carried to schedule a public hearing on the application for 8:25 PM on November 16, 2023, the hearing to be kept open pending ZBA consideration of a variance.

[NOTE: THIS APPLICATION SUBSEQUENTLY WITHDRAWN.]

2 Michael Court

Michael Morgante, P.E. presented this two-lot subdivision on behalf of the applicant, Mertz, a public hearing having already been opened and closed at previous meetings. Following discussion and a detailed review of the Environmental Assessment by Tom Shepstone, a motion was made by Simon Schwartz, seconded by Dov Frankel and unanimously carried to issue a Negative Declaration as to any significant environmental impacts.

A motion was then made by Dov Frankel, seconded by Simon Schwartz and unanimously carried to grant conditional final approval of the application subject to: (1) complying with requirements of the Village Engineer, (2) payment of all professional fees incurred by the Village, and (3) payment of \$5,500 in parkland fees due.

10 Mangin

The application of Mangin Equities, LLC to subdivide 0.735 acres in the RB District into three lots was briefly reviewed. A motion was made by Eli Hiller, seconded by Dov Frankel and unanimously carried to schedule a public hearing on the application for 8:30 PM on November 16, 2023.

Other Business/Adjournment

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