

**VILLAGE OF SOUTH BLOOMING GROVE  
PLANNING BOARD  
Regular Meeting  
December 21, 2023**

**Members Present:**

Chairman Solomon Weiss  
Abraham Klepner  
Simon Schwartz  
Eli Hiller - Alternate Member

**Members Absent:**

Dov Frankel  
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, the meeting was called to order by Chairman Solomon Weiss at 8:05 PM followed by a pledge to the flag.

Chairman Weiss proceeded to recognize Alternate Member Eli Hiller as a voting member of the Board in place of Yoel Ungar.

**Approval of Previous Minutes**

Tom Shepstone distributed minutes of the November 16, 2023 meeting and asked if any members had comments or requests for revisions. A motion was made by Solomon Weiss, seconded by Eli Hiller and unanimously carried to approve the minutes.

**OLD BUSINESS**

**10 Mangin**

Tom Shepstone reviewed the status of this subdivision and conducted a review of the EAF. A motion was then made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to make a Negative Declaration regarding significant environmental impacts.

This was followed by a motion from Simon Schwartz, seconded by Eli Hiller and unanimously carried to grant Conditional Final Approval to the subdivision subject to conditions that the

applicant comply with all requirements of the Village Engineer, pay \$11,000 in parkland fees and pay all professional fees incurred by the Village during processing of the application.

#### **14 San Antonio**

The public hearing on this application was reopened. There were no additional public comments and a motion was made by Eli Hiller, seconded by Abraham Klepner and unanimously carried to close the public hearing.

Following EAF review by Tom Shepstone, a motion was made by Simon Schwartz, seconded by Eli Hiller and unanimously carried to make a Negative Declaration regarding significant environmental impacts. This was followed by a motion from Simon Schwartz, seconded by Abraham Klepner and unanimously carried to grant Conditional Final Approval to the subdivision subject to conditions that the applicant comply with all requirements of the Village Engineer, pay \$5,500 in parkland fees and pay all professional fees incurred by the Village during processing of the application.

#### **201-203 Prospect Road (Prospect Acres)**

The public hearing on this application was reopened. Michael Morgante, P.E. updated the Planning Board on behalf of the applicant indicating water well testing was on-going and efforts were being made to address road width issues. Public comments focused on the following:

- The necessity of an alternate access, with a connection to Prospect Gardens being a possibility.
- The critical importance of a documented water supply as a prerequisite to development.
- The need to address the assimilative capacity of the intermittent stream that will receive treated wastewater discharge.
- The need for a transportation corporation to manage wastewater distribution.

A motion was then made by Solomon Weiss, seconded by Eli Hiller and unanimously carried to continue the public hearing through the next meeting.

#### **316-318 Lake Shore**

A public hearing on this application was resumed and, there being no comments, a motion was made by Solomon Weiss, seconded by Abraham Klepner and unanimously carried to close the hearing.

Following EAF review by Tom Shepstone, a motion was made by Eli Hiller, seconded by Solomon Weiss and unanimously carried to make a Negative Declaration regarding significant environmental impacts.

This was followed by a motion from Eli Hiller, seconded by Simon Schwartz and unanimously carried to grant Conditional Final Approval to the subdivision subject to conditions that the

applicant comply with all requirements of the Village Engineer, pay \$11,000 in parkland fees and pay all professional fees incurred by the Village during processing of the application.

#### **41 Mangin**

A public hearing scheduled on this 5-lot subdivision application was resumed. Michael Calisi, P.E. presented an update on behalf of the applicant. Todd Maurizzio offered Village Engineer comments. There being no additional comments, a motion was made by Abraham Klepner, seconded by Simon Schwartz and unanimously carried to close the hearing.

Following EAF review by Tom Shepstone, a motion was made by Simon Schwartz, seconded by Eli Hiller and unanimously carried to make a Negative Declaration regarding significant environmental impacts.

This was followed by a motion from Solomon Weiss, seconded by Eli Hiller and unanimously carried to grant Conditional Final Approval to the subdivision subject to conditions that the applicant comply with all requirements of the Village Engineer, pay \$22,000 in parkland fees and pay all professional fees incurred by the Village during processing of the application.

#### **1233 Route 208**

The scheduled public hearing on this subdivision application was opened on a motion made by Simon Schwartz, seconded by Eli Hiller and unanimously carried. Simon Gelb presented for the applicant, noting a minor adjustment of lot lines to accommodate a reduction in setbacks from the well. Questions were raised as to proposed uses on the new lot (water well) and the remaining acreage. There being no further comments, a motion was made by Eli Hiller, seconded by Simon Schwartz and unanimously carried.

Tom Shepstone reviewed the EAF for the project. This was followed by a motion made by Simon Schwartz, seconded by Abraham Klepner and unanimously carried to make a Negative Declaration regarding significant environmental impacts.

A motion was then made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to grant Conditional Final Approval to the subdivision subject to conditions that the applicant comply with all requirements of the Village Engineer and pay all professional fees incurred by the Village during processing of the application.

#### **1 Red Bird**

The scheduled public hearing on this subdivision application was opened on a motion made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried. Michael Calise, P.E. presented for the applicant noting the project is to create a 3,000 square foot building with 29 spaces. There will be no curb cuts and additional Route 208 right-of-way is being added. He indicated Village Board approval will be required and requested a positive referral from the Planning Board. Public comment was limited to a question regarding parking. There being no other comments, a motion made by Simon Schwartz, seconded by Eli Hiller and unanimously

carried to make a positive referral to the Village Board and continue the public hearing until such time as such Board acted.

#### **46-66 Mangin**

The public hearing on this project was resumed. Michael Morgante, P.E. attended and indicated the project was on hold pending completion of water well studies. A motion was then made by Eli Hiller, seconded by Simon Schwartz and unanimously carried to continue the public hearing on the application.

#### **10 Roanoke**

The scheduled public hearing on this subdivision application was opened on a motion made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried. Michael Calise, P.E. presented for the applicant. There are two proposed parcels, one of 9,400 square feet and another of 10,000 square feet. Several comments were made and questions raised regarding lot area, yards, ongoing demolition issues, parking, congestion and changes to the character of the area from going to three stories. A motion was then made by Eli Hiller, seconded by Simon Schwartz and unanimously carried to continue the public hearing through at least the next meeting.

#### **4 Briar**

The scheduled public hearing on this subdivision application was opened on a motion made by Eli Hiller, seconded by Abraham Klepner and unanimously carried. It was noted the application has been reduced from three lots to two. Todd Maurizio indicated previous engineer comments had not yet been addressed. A motion was then made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to continue the public hearing through at least the next meeting.

### **NEW BUSINESS**

#### **3-5 San Marcos**

The applicant presented a revised subdivision plan with respect to a previous application. The result will be an additional lot and it was agreed fees will only apply to this additional lot. Following discussion, a motion was made by Abraham Klepner, seconded by Eli Hiller and unanimously carried to set a public hearing on the new application for 8:05 PM on January 18, 2024 at the Village Hall.

#### **26-28 Virginia**

Michael Calise, P.E. discussed this 3-lot subdivision and a proposed lot line change with the Board. No action was taken.

**520-530 Route 208**

Michael Morgante, P.E. discussed this proposed commercial building project with the Board. Traffic analysis is now being done by Phil Grealy. No action was taken.

**Other Business/Adjournment**

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