

**VILLAGE OF SOUTH BLOOMING GROVE  
PLANNING BOARD  
Regular Meeting  
January 18, 2023**

**Members Present:**

Chairman Solomon Weiss  
Dov Frankel  
Abraham Klepner  
Simon Schwartz (Arrived 8:15 PM)  
Yoel Ungar

**Members Absent:**

Eli Hiller - Alternate Member

**Also Present:**

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

A quorum being present, the meeting was called to order by Chairman Solomon Weiss at 8:00 PM followed by a pledge to the flag.

**Approval of Previous Minutes**

Tom Shepstone distributed minutes of the December 21, 2023 meeting and asked if any members had comments or requests for revisions. A motion was made by Yoel Ungar, seconded by Abraham Klepner and unanimously carried to approve the minutes.

**OLD BUSINESS**

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

The public hearing on this application still being open, the public was invited to comment. A concern was raised regarding discharge of wastewater effluent to the same stream proposed to receive Prospect Gardens effluent. There being no other comments, a motion was then made by Abraham Klepner, seconded by Yoel Ungar and unanimously carried to continue the public hearing through the next meeting.

**1 Red Bird**

The public hearing on this application still being open, the public was invited to offer public comment. Concerns were expressed regarding parking adequacy, the EAF, wastewater

treatment, water supply, highway access and whether GML §239 review is required.

There being no other comments, a motion made by Yoel Ungar, seconded by Abraham Klepner and unanimously carried to continue the public hearing through the next meeting.

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

The public hearing on this project was resumed. There were no public comments. A motion was then made by Yoel Ungar, seconded by Simon Schwartz (who arrived prior) and unanimously carried to continue the public hearing on the application through the next meeting.

#### **10 Roanoke**

The public hearing on this project was also resumed. Michael Calise, P.E. presented for the applicant and Tom Shepstone reviewed the EAF Part 2 with the board. Village Engineer Al Fusco commented on his review. T. Concerns were raised regarding turn-around issues and plan details. A motion was then made by Yoel Ungar, seconded by Simon Schwartz and unanimously carried to continue the public hearing through at least the next meeting.

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

A public hearing on a revised subdivision plan with respect to a previous application was opened on a motion made by Simon Schwartz, seconded by Abraham Klepner and unanimously carried. Al Fusco reviewed his engineering comments. Public comment centered on the tree-covered nature of the lots and the need to preserve as many as possible. A motion was then made by Simon Schwartz, seconded by Yoel Ungar 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 Solomon Weiss, seconded by Yoel Ungar and unanimously carried. It was noted the application has been reduced from three lots to two. Al Fusco reviewed his engineering comments. Dan Kraushaar recommended the preparation of a joint driveway maintenance agreement. A motion was then made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to close the public hearing.

Tom Shepstone reviewed his suggestions for completing Part 2 of the EAF. A motion was then made by Yoel Ungar, seconded by Simon Schwartz and unanimously carried to declare the proposed action will not result in any significant adverse environmental impacts. A completed Part 2 is attached hereto.

A motion was the made by Solomon Weiss, seconded by Yoel Ungar and unanimously carried to grant Conditional Final Approval to the subdivision, subject to: (1) meeting all Village Engineer requirements, (2) paying \$5,500 in parkland fees and (3) reimbursing all related professional fees incurred by the Village in the processing of said application.

## **NEW BUSINESS**

### **7 Sears**

Shmiel Breuer presented a proposed two-lot subdivision. Following brief discussion, a motion was made by Yoel Ungar, seconded by Simon Schwartz and unanimously carried to schedule a public hearing for 8:05 PM on February 15, 2024 at the Village Hall.

### **Other Business/Adjournment**

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

Project:

Date:

***Short Environmental Assessment Form  
Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

### **Short Environmental Assessment Form Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

*Solomon Weiss*

*[Handwritten Signature]*

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)