

**VILLAGE OF SOUTH BLOOMING GROVE  
PLANNING BOARD  
Regular Meeting  
February 15, 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  
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. The Chairman also seated Alternate Member Eli Hiller given the absence of two regular members.

**Approval of Previous Minutes**

Tom Shepstone distributed minutes of the January 18, 2024 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.

**Meeting Date Change**

Due to a holiday conflict, a motion was made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to move the March 21, 2024 meeting to March 28, 2024.

**OLD BUSINESS**

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

The public hearing on this application still being open, the public was invited to comment. There being no public comments, a motion was then made by Eli Hiller, seconded by Solomon Weiss and unanimously carried to continue the public hearing through the next meeting on March 28, 2024.

### **1 Red Bird**

The public hearing on this application still being open, the public was invited to offer public comment. There being no public comments, a motion was made by Simon Schwartz, seconded by Solomon Weiss and unanimously carried to continue the public hearing through the next meeting on March 28, 2024.

### **46-66 Mangin**

The public hearing on this application still being open, the public was invited to offer public comment. There being no public comments, a motion was made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to continue the public hearing through the next meeting on March 28, 2024.

### **10 Roanoke**

The public hearing on this project was resumed. There were no public comments and a motion made by Eli Hiller, seconded by Solomon Weiss and unanimously carried to close the public hearing.

Tom Shepstone proceeded to review the EAF with the Board. A motion was then made by Solomon Weiss, seconded by Eli Hiller and unanimously carried to make a Negative Declaration as to any significant negative environmental impacts.

A motion was subsequently made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to grant Conditional Final Approval subject to: (1) Payment of \$5,500 in Parkland Fees, (2) Payment to reimbursement all Village professional fees involved, (3) Review and approval of associated legal documents by the Village Planning Board Attorney, and (4) Meeting all requirements of the Village Engineer.

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

The public hearing on this project was resumed. Public comments included notice of the fact the number of lots proposed was being raised from three to four with some realignments of lots line. It was further noted that existing houses will be demolished. A motion was then made by Simon Schwartz, seconded by Eli Hiller and unanimously carried to close the public hearing.

Tom Shepstone proceeded to review the EAF with the Board. A motion was then made by Solomon Weiss, seconded by Simon Schwartz and unanimously carried to make a Negative Declaration as to any significant negative environmental impacts.

A motion was subsequently made by Solomon Weiss, seconded by Eli Hiller and unanimously carried to grant Conditional Final Approval subject to: (1) Payment of Parkland Fees, (2) Payment to reimbursement all Village professional fees involved, (3) Demolition of existing houses prior to issuance of any new building permits, and (4) Meeting all requirements of the Village Engineer.

### **7 Sears**

A motion was made by Dov Frankel, seconded by Simon Schwartz and unanimously carried to open the scheduled public hearing on this project. It was noted two 2-unit dwellings are proposed. Concerns were raised with respect to water availability and quality. A motion was then made by Eli Hiller, seconded by Solomon Weiss and unanimously carried to continue the scheduled public hearing on this project through the next meeting on March 28, 2024 for written comments.

### **NEW BUSINESS**

### **23 Sears**

Following a brief presentation of this project a motion was then made by Simon Schwartz, seconded by Solomon Weiss and unanimously carried to schedule a public hearing on this project for 8:05 PM on March 28, 2024.

### **520-530 Rt. 208**

Following a brief presentation of this project a motion was then made by Eli Hiller, seconded by Simon Schwartz and unanimously carried to schedule a public hearing on this project for 8:10 PM on March 28, 2024.

### **4 San Antonio**

Following a brief presentation of this project a motion was then made by Dov Frankel, seconded by Simon Schwartz and unanimously carried to schedule a public hearing on this project for 8:15 PM on March 28, 2024.

### **Other Business/Adjournment**

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