

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
March 28, 2025**

Members Present:

Chairman Solomon Weiss
Simon Schwartz
Dov Frankl
Abraham Klepner
Eli Hiller (Alternate)

Members Absent:

Yoel Unger

Also Present:

Daniel Kraushaar, Village Planning Board Counsel
Brian Smith, Fusco Engineering – Village Engineer
Tom Shepstone, Village Planner

The meeting was called to order at 10:00 AM, followed by the pledge of the flag.

Appointment of Alternate

Chairman Weiss appointed Chairman Solomon Weiss and Abraham Klepner as voting members of the Board.

Approval of Previous Minutes

Minutes of the February 28, 2025 meeting were distributed, followed by a motion made by Weiss, seconded by Schwartz, and unanimously carried to approve them as presented.

OLD BUSINESS:

2 & 4 Kingsville

Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Schwartz, seconded by Hiller, and unanimously carried. A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.
4. Addition of a separate street name.

7 Old Town

Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Weiss, seconded by Hiller, and unanimously carried. A motion was then made by Weiss, seconded by Klepner, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.

35-37 Virginia

Shepstone recommended a Negative Declaration under SEQRA based on the EAF Part 2 criteria, which was approved on a motion made by Hiller, seconded by Schwartz, and unanimously carried. A motion was then made by Weiss, seconded by Hiller, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.
4. Infrastructure installation or financial guarantees of the same (revise to install deck and stairway in the outside yard). Discussion held with Michael Calise, P.E.

4 Tanager Road

A motion was made by Hiller, seconded by Schwartz and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding sewer and water supply. A motion was then made by Schwartz, seconded by Weiss, and unanimously carried to continue the public hearing and re-notice it for 10:05 AM on April 25, 2025 at the Village Hall.

45 Mountain Road Subdivison

A motion was made by Weiss, seconded by Klepner and unanimously carried to open the advertised hearing on this project. Various concerns were expressed regarding parking and traffic issues. A motion was then made by Weiss, seconded by Klepner, and unanimously carried to continue the public hearing and re-notice it for 10:10 AM on April 25, 2025 at the Village Hall.

15 Bailie Lane Multi-Family

A motion was made by Hiller, seconded by Schwartz and unanimously carried to postpone the advertised hearing on this project for 10:15 AM on April 25, 2025 at the Village Hall.

NEW BUSINESS:

5-7 Green Road

Following brief discussion of this project, a motion was made by Hiller, seconded by Schwartz, and unanimously carried, to set a public hearing on it for 10:20 AM on April 25, 2025 at the Village Hall.

67 Mangin Road

Following brief discussion of this project, a motion was made by Weiss, seconded by Hiller, and unanimously carried, to set a public hearing on it for 10:25 AM on April 25, 2025 at the Village Hall.

335-337 Lake Shore Drive

Following brief discussion of this project, a motion was made by Weiss, seconded by Klepner, and unanimously carried, to set a public hearing on it for 10:30 AM on April 25, 2025 at the Village Hall.

815 Route 208

Following brief discussion of this project, a motion was made by Hiller, seconded by Frankel, and unanimously carried, to close the public hearing.

Adjournment

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