

**Village of South Blooming Grove  
Planning Board Meeting Minutes  
June 17,2021  
7:00PM**

**Call to order: (Meeting broadcast via ZOOM and Facebook Live in accordance with NYS Executive Order 202.1 of June 17,2021)**

- Chairperson Solomon Weiss called to order the Planning Board special meeting at 7:05 p.m. on June 17, 2021, broadcast via Zoom Webinar Meeting on Facebook Live for the South Blooming Grove Village Hall located at 811 State Route 208, within the Village of South Blooming Grove, and having a mailing address of Monroe, New York. Chairperson Weiss opened the Board Meeting with the Pledge of Allegiance.

➤ **Roll call:**

- The following persons were present
  - Solomon Weiss – Chairman
  - Abraham Klepner – Member
  - Yoel Ungar – Member
  - Simon Schwartz – Member
  - Raleem Broadhead Moses – Member
  - Dan Kraushaar, Esq. – Planning Board Attorney
  - Al Fusco – Village Engineer & Planner
  - Rosemarie Vega – Deputy Clerk

○ **Discussion**

- Sue Ann V.– Concerned that with all the surrounding office/ retail spaces and with covid and so many ppl working from home is it necessary to have another business like this? Do we have businesses lined up so that these retail spaces aren't going to be left empty and the office space? Also concerned with Traffic there's going to be a light by Museum Village Road and another light by Mountain Rd. Is there going to be another light where this enters Stonegate Drive and 208 then we have a light on Duell and another light on Clove. Also concerned on the creek that's behind there that we lost on Peddler Hill that was washed out twice in the time that we've been living here. Sadly, that goes into the moodna now that also flows into the Hudson. It's a concern because this project is in the moodna watershed. Also stated that she didn't see the negative SEQRA that Al mentioned on May 20, 2021, concerned in having this project move forward.
- Gloria G. – Concerned that when she looked up the lot image made with Orange County, they have the property as zoned 311 residential vacant and did not say commercial as the project is for a commercial building when was the zoning changed? Or is the image made incorrect?? When was the application for this commercial building received? Concerned on traffic in the area as 208 is quite busy, especially with all the school buses everyone is using those areas as a shortcut so we will have buses all day long.
- Dawn Salka- looking for a link so that the public can review plans, Traffic study and all your finding for those who work during the daytime and aren't able to go to Village Hall. And have you spoken to South Blooming Grove Fire Dept regarding the road that you proposed that was mentioned on previous meetings?

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- **Escrow Review:**
  - Escrow review conducted in Village Hall.
  
- **Adoption of Minutes:**
  - Motion to adopt meeting minutes from May 20,2021. By Chairperson Weiss, Seconded by Member Schwartz. 5 Ayes, 0 Nays.
  
- **Correspondence:**
  - June 15,2021 Fusco Engineering and Land Surveying (Stonegate Drive Site Plan)
  - Notice of Intent for the Village of South Blooming Grove Planning Board to be the Lead Agency for Shannon Subdivision.
  
- **Business**
  - Resolution of the Planning Board of the Village of South Blooming Grove Notice of Intent to be Lead Agency. (Shannon Subdivision)
  - Resolution of the Planning Board of the Village of South Blooming Grove Conditional Site Plan Approval (Stonegate Dr)
  
- **Next Meeting Date:**
  - The next scheduled Planning Board Meeting is July 15,2021.
  
- **Close Meeting:**
  - Motion to adjourn the meeting by Chairperson Solomon Weiss at 7:26 p.m., seconded by Member Ungar. 5 Ayes, 0 Nays.

Minutes respectfully submitted by:  
Rosemarie Vega – Deputy Clerk