

**Village of South Blooming Grove  
Zoning Commission**

**Meeting Minutes  
June 18, 2007**

**Present:** Julius Sas (JS) Zoning Commission Board Member  
Joe Vojta (JV) Zoning Commission Board Member  
Jan Corbin-Capodiferro (JCC) Zoning Commission Board Member  
Sonia Ayala (SA) Zoning Commission Board Member  
Ron Torpey (RT) Zoning Commission Board Member  
Kerry Ann Dougherty (KAD) Zoning Commission Board Member  
Manny Aleixo (MA) Zoning Commission Board Member  
Richard Cutter Consultant  
John McHugh Greenwald Law Office

**Absent:**

1. Motion to open meeting at 7:07 pm

Motion:	Julius Sas (JS)	Votes
Second:	RT	
Ayes:	JV, JCC, JS, SA, RT, JV, KAD, MA	7
Noes:		0
Abstain:		0
Absent:		0
Pass/Fail:	<b>Motion Passed</b>	

2. Pledge of Allegiance

3. Motion to accept minutes of June 11, 2007

Motion:	JS	Votes
Second:	JV	
Ayes:	JV, JCC, JS, SA, RT, KAD, MA	7
Noes:		0
Abstain:		0
Absent:		0
Pass/Fail:	<b>Motion Passed</b>	

4. Correspondence:

- None.

5. Public comment

- Public comment open at 7:20
- Ilan Tzur DDS. Currently rents a professional office next to the C&G Deli. Wants to purchase the 1.4 acres of land behind the building for commercial development. He asked about zoning regulations and we advised him to work with his engineer to draw up a plan that would comply with the zoning laws.
- Close public comment at 7:35

6. General discussion:

- Better definition of "gross area" versus "gross acreage"
- Larger setbacks for Rt 208 not necessarily needed.
- 5 lots to be rezoned RCI – lots next to Sunoco gas station on Rt 208
- Area around fire house to be zoned RCII to establish a village center.

7. Next meeting is June 25, 2007, 7 pm

8. Motion to close meeting at 8:12 pm

Motion:	JS	Votes
Second:	KAD	
Ayes:	JV, JCC, KAD, SA, RT, JS, MA	7
Noes:		0

Abstain:	0
Absent	0
Pass/Fail:	<b>Motion Passed</b>