

**Village of South Blooming Grove
Zoning Commission**

**Meeting Minutes
May 20, 2008**

Present:

Julius Sas (JS)	Zoning Commission Board Member
Jan Corbin-Capodiferro (JCC)	Zoning Commission Board Member
Manny Aleixo (MA)	Zoning Commission Board Member
Joe Vojta (JV)	Zoning Commission Board Member
Ron Torpey (RT)	Zoning Commission Board Member
Sonia Ayala (SA)	Zoning Commission Board Member
Kerry Ann Dougherty (KAD)	Zoning Commission Board Member
Bob Geneslaw	Zoning Planer
Joe McKay	Greenwald Law

Absent:

1. Motion to open meeting at 7:05 pm

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

2. Pledge of Allegiance

3. Motion to accept the minutes of May 5, 2008

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

4. Correspondence:

- None.

5. Public comment

- None.

6. General discussion:

- Lemko Property – Jerry Jacobowitz
 - Part of SBG gateway overlay
 - Parallel road to RT 208 – Bypass
 - Perry Morgan – Architect
 - 300 Units town homes
 - 3 well sites
 - “Retirement Community”
 - 105 acres
 - HOA
 - Private roads
 - Variances required – Asked for a district to conform to their project – spot zone.
 - Similar to Knox Village
- Wills Pond
 - Herry Christiansen
 - Senior housing style – 55 and older
 - Need variances for project
 - 2 wells to hook up to village
 - 129 units on 34 acres
 - Setbacks limit 70% of the property

- No curbing
- 1.5 cars per unit
- Lake Ann
 - Jim Sweeney
 - 700 acres in village, 150 acres in town.
 - Looking for same zoning that applied in the Town
 - 500 units
 - Town land is in another fire district
 - Possible to treat property as a village district
 - 80% of property is less than 20% slope.
 - Ridge overlay
 - Wit clustering 50% of land is developable.
 - Additional industrial zone internal to the property requested

7. Next meeting is June 2, 2008, 7 pm

8. Motion to close meeting at 9:20 pm

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