

**Village of South Blooming Grove
Zoning Commission**

**Meeting Minutes
June 2, 2008**

Present: Julius Sas (JS) Zoning Commission Board Member
Jan Corbin-Capodiferro (JCC) 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

Absent: Manny Aleixo (MA) Zoning Commission Board Member

1. Motion to open meeting at 7:08 pm

Motion:	Julius Sas (JS)	Votes
Second:	JCC	
Ayes:	JCC, JS, JV, RT, SA, KAD	6
Noes:		0
Abstain:		0
Absent:	MA	1
Pass/Fail:	Motion Passed	

2. Pledge of Allegiance

3. Motion to accept the minutes of May 20, 2008

Motion:	JS	Votes
Second:	JCC	
Ayes:	JCC, JS, JV, RT, SA, KAD	6
Noes:		0
Abstain:		0
Absent:	MA	1
Pass/Fail:	Motion Passed	

4. Correspondence:

- None.

5. Public comment

- None.

6. General discussion:

- Townhouses vs multi family dwelling
- Senior housing
- Two family houses
- Summary of changes
 1. Use Town zoning as a basis for the village.
 2. Revise reference in Law from "Town" to "Village"
 3. No accessory apartments – existing units are allowed.
 4. No multifamily dwellings
 5. Retain Town Overlays. Add Biological Significance overlay
 6. Revise zoning map
 7. Senior housing floating zone modifications
 8. Amend code requirements per RR zoned property larger than 5 acres to research approval of adjoining property to determine if prior approvals required the preservation of open space.
 9. Water capacity should be 120% of the need on new developments
 10. Affordable housing has priority to village residents.
 11. Add several definitions: building height, building inspector, village attorney, village engineer.
 12. Eliminate free standing ATM's.
 13. Senior housing. Eligibility determined by Village Board. Visiting minor restrictions. Visitor time limits. Parking space requirements.
 14. Add land conservation analysis.

- 15. Areas in residential developments set aside for recreational purpose.
 - 16. Preserve existing cemeteries.
 - 17. Site plan approval and restrictions for structures in the Surface water overlay.
 - 18. Planning Board can permit gate houses and watchmans posts.
 - 19. Building height limitations.
 - 20. Removal of tress for solar or wind energy is subject to approval.
 - 21. Commercial vehicle parking in a residential area.
 - 22. Add architectural review to buildings in the senior housing overlay.
 - 23. Allow planning board more than 60 day to respond to a referral from the Village Board regarding proposed amendments.
- Discussion about preparations for public meeting.
 - Public meeting proposed for June 30.

7. Next meeting is June 16, 2008, 7 pm

8. Motion to close meeting at 8:55 pm

Motion:	JS	Votes
Second:	MA	
Ayes:	JCC, JS, JV, RT, SA, KAD	6
Noes:		0
Abstain:		0
Absent	MA	1
Pass/Fail:	Motion Passed	