

**Village of South Blooming Grove
Zoning Commission**

**Meeting Minutes
Jan 22, 2007**

Present:	Julius Sas (JS)	Zoning Commission Board Member
	Joe Vojta (JV)	Zoning Commission Board Member
	Jan Corbin-Capodiferro (JCC)	Zoning Commission Board Member
	Manny Aleixo (MA)	Zoning Commission Board Member
	Kerry Ann Dougherty (KAD)	Zoning Commission Board Member
	John McHugh	Greenwald Law Office
Absent:	Sonia Ayala (SA)	Zoning Commission Board Member
	Charley Rodstrom (CR)	Zoning Commission Board Member

1. Motion to open meeting at 8:06 pm

Motion:	Julius Sas (JS)	Votes
Second:	SA	
Ayes:	JS, JV, JCC, MA, KAD	5
Noes:		0
Abstain:		0
Absent	SA, CR	2
Pass/Fail:	Motion Passed	

2. Pledge of Allegiance

3. Motion to accept minutes of Jan 8, 2007

Motion:	Julius Sas (JS)	Votes
Second:	JV	
Ayes:	JS, JV, JCC, MA, KAD	5
Noes:		0
Abstain:		0
Absent	SA, CR	2
Pass/Fail:	Motion Passed	

4. Correspondence from Melanie Lebedowicz dated Jan 18, 2007. Letter on behalf of Bull Mine LLC regarding the development of property of 71 acres just off Peddler Hill.

5. Meeting open to public comments:

- Opened at 8:12 pm
- Bonnie Korn of 205 Prospect Rd express her concern about any new zoning and how it would affect her owning horses on her property.
- Jonathan Swiller of 23 Raannah Rd, Highland Mills offered a suggestion to the Zoning Commission to work with the Woodbury Zoning Commission since both organizations were going through the same process a joint effort may be beneficial.
- Steve Steingart of 173 Prospect expressed his concern about raising taxes and opposed heavy development in the village.
- Melanie Lebedowics of 54-47 Browvale Lane, Little Neck presented to the commission her clients project proposal as stated in the letter noted above in the correspondence.
- Closed at 8:32 pm

6. Next meeting the Zoning Commission will hold elections for permanent positions for Chairman and Secretary.

7. Discussion of communication protocol. All correspondence between board members should also CC Julius Sas and all board members.

8. Discussion about members missing meetings. It was agreed that if a member were to miss three meetings the commission would notify the Village Board for action.

9. Rough plan for moving forward:

- Jan & Feb – study existing zoning
- Mar – compare to other municipalities
- Seek input – spread the work.
- Discuss changes.
- Submit to Village Board.

10. Manny expressed a concern to understand the taxable income potential of property for residential versus commercial.

11. It was agreed amongst the commission members that any meetings with developers or property owners would be documented and given to the Zoning Commission.

12. It was agreed that for the next meeting all Commission members should come up with a 'vision statement' for the zoning of the Village of South Blooming Grove.

13. Next meeting is Feb 12, 2007, 8 pm

14. Motion to close meeting at 9:16 pm

Motion:	Julius Sas (JS)	Votes
Second:	SA	
Ayes:	JS, JV, JCC, MA, KAD	5
Noes:		0
Abstain:		0
Absent	SA, CR	2
Pass/Fail:	Motion Passed	