

**Village of South Blooming Grove
Zoning Commission**

**Meeting Minutes
May 14, 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
Joe McKay Greenwald Law Office

Absent:

1. Motion to open meeting at 8:03 pm

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

2. Pledge of Allegiance

3. Motion to accept minutes of Apr 23, 2007

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

4. Correspondence:

- Letter from James Sweeney requesting copies of correspondence from April 23 meeting. Copies sent.
- Invitation from Orange County Municipal Planning Federation for a meeting of planning boards on May 30.
- Letter from Marcia Jacobowitz Esq requesting time at the next zoning board meeting to discuss the property at Bailie Lane.
- Letter from Town of Montgomery about a presentation on programs for enhancing the energy efficiency of new buildings.

5. Public comment

- Public comment open at 8:12
- Richard Cutter and Ralph Mofly of the Town of Blooming Grove planning Board joined our meeting to offer advice on how to continue. They also commented on some of the upcoming changes in the Town Planning. Town meeting is 3rd and 4th Wednesday of the month at 7:30. We were welcomed to attend.
- Henry Christensen of Norton and Christensen addressed the Zoning Commission about their proposed senior development by the name of Wills Pond on Rt 208 near O&R. Some of the items presented:
 - Senior housing.
 - 35 acres of ORI zone.
 - 117 units. One and Two bedroom joined houses.
 - Water is available. Need sewer hook up.
 - Need variance to exceed 40% two bedroom requirement.
 - Need variance to change 200 ft setback to 50 ft.
 - Need variance for no curbs.

– Public comment closed at 9:20

6. Next meeting is May 21, 2007, 8 pm

7. Motion to close meeting at 9:25 pm

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