

**Village of South Blooming Grove
Zoning Commission**

**Meeting Minutes
May 21, 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 8:07 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:	SA	
Ayes:	JV, JCC, JS, SA, RT, KAD, MA	7
Noes:		0
Abstain:		0
Absent:		0
Pass/Fail:	Motion Passed	

4. Correspondence:

- None.

5. Public comment

- Public comment open at 8:17
- Marcia Jacobowitz of Jacobowitz & Paz, Esqs. Representing "The Reserve at Blooming Grove". Outlined the project as follows:
 - 105 acres on Baile Ln
 - Their firm represents the contract purchasers.
 - Mixed use residential development.
 - Would need studies to see impact on the Village.
 - 325 units – townhomes.
 - Private roads, wells, and sewer
- Close public comment at 9:02

6. Review existing Town of Blooming Grove Master Plan. Is it better to change lot designation or town zoning? ORI with conditional use for residential – special use permit?

7. Next meeting is June 11, 2007, 8 pm

8. Motion to close meeting at 9:35 pm

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

Noes:	0
Abstain:	0
Absent	0
Pass/Fail:	Motion Passed