

Village of South Blooming Grove
Zoning Board of Appeals
November 21, 2013
7:00 P.M.

➤ **Call to order**

- Chairperson Sarah Ramos called to order the Zoning Board of Appeals Meeting on November 21, 2013 at 7:07PM at the South Blooming Grove Village Hall located at 811 State Route 208, within the Village of South Blooming Grove, and having a mailing address of Monroe, New York. Chairperson Sarah Ramos opened the meeting with the Pledge of Allegiance.

➤ **Roll call**

The following persons were present:

- Sarah Ramos-Chairperson
- Peter Piampiano-Member
- Sonia Ayala- member

➤ **Also Present**

- Joe McKay- Village Attorney
- Mary Barnes- ZBA Clerk

➤ **Adoption of Minutes**

- Motion to accept minutes of the October 17, 2013 regular meeting minutes and the October 17, 2013 Public Hearing Minutes by Member Ayala, seconded by Member Piampiano. *3 Ayes.*

➤ **Correspondence**

- The Planning Board's letter stating their intent to be the lead agency on the Orange & Rockland Planning Board Application.

➤ **Old Business**

- *Roff Application:* The Board deliberated on Sheila Roff's application for side and rear variances.
- Chairperson Ramos asked if the addition would produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Chairperson Ramos and Member Piampiano decided no. Member Ayala stated that it will be a detriment to the neighbor because the addition comes too close to her house.
- Chairperson Ramos asked if the benefit sought by the variance cannot be achieved by some other method. The Board determined that the only alternative would be to add a second level to the house. Mrs. Roff stated that she doesn't believe the existing foundation would be strong enough to support a second level and she does not want to add a second level.

Village of South Blooming Grove
Zoning Board of Appeals
November 21, 2013
7:00 P.M.

- Chairperson Ramos asked if the addition would have an adverse effect of impact on the physical or environmental conditions in the neighborhood or district. The Board decided that physically the entire neighborhood would not be affected, however the immediate neighbor might be affect as the addition would be fairly close to the neighboring property.
- Chairperson Ramos asked if the need for the variance is self-created. The Board decided yes.
- Chairperson Ramos asked if the variance is substantial. The Board decided yes.
- The Board made an informal verbal decision to award Mrs. Roff a side variance. Motion made by Chairperson Ramos, seconded by Member Piampiano. *2 Ayes, 1 Nay- Member Ayala.*
- The Board made an informal verbal decision to award Mrs. Roff a rear variance. Motion made by Chairperson Ramos, seconded by Member Piampiano. *3 Ayes.*
- The applicant waived the 62 day time frame of the ZBA to make a final written decision.

➤ **New Business**

- *2014 ZBA Meeting Calendar:* The board reviewed the calendar of meeting dates for 2014. Motion to accept the schedule made by Member Ayala, seconded by Member Piampiano. *3 Ayes.*

➤ **Adjournment**

- The meeting scheduled for December 19, 2013 has been cancelled. The next meeting will be held on January 16, 2014.
- Motion to close the meeting at 8:34PM made by Member Ayala and seconded by Member Piampiano– *3 Ayes.*

Minutes respectfully submitted by:

Mary Barnes – Deputy Clerk