

**Village of South Blooming Grove
Zoning Board of Appeals
March 17, 2011
7:07 P.M.**

Call to order

- Chairperson Sarah Ramos called to order the Zoning Board of Appeals Meeting at 7:07pm on March 17, 2011 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.

➤ **Roll call**

The following persons were present:

- Sarah Ramos-Chairperson
- Sonia Ayala-Member
- Peter Piampiano-Member
- Kerry Ann Dougherty – Alternate Member

Also Present

- Joe McKay- Village Attorney
- Dennis Lynch – Village Attorney

➤ **Adoption of Minutes**

- Motion to accept minutes of December 16, 2011 by Member Piampiano, seconded by Member Ayala. 3 Ayes, 1 Abstain – Alternate Member Dougherty.
- Motion to accept minutes of January 20, 2011 by Member Ayala, seconded by Member Piampiano. 3 Ayes, 1 Abstain – Alternate Member Dougherty.

➤ **Old Business**

- Sheri Torah application – site inspection was made on March 6, 2011. Observations from the Board will be put on record.
- Mr. Lynch noted for the record that it was a second site visit. Mr. Lynch also noted that no representative for the applicant was present at the time of the inspection. There was one building open, unit number 502, that the Board was free to look at. The adjacent building, number 504 was locked and inaccessible at that time.
- Chairwoman Ramos, Member Ayala and Member Piampiano presented their observations. It was stated that the units appeared to each consist of one bedroom, one kitchen, one bathroom and one living room. It was noted that unit number 502 and number 504 were separated by a wall. It was also noted that the roof on the covered porch on unit number 504 had collapsed. They were able to observe a crawl space under the adjoining units that showed a cinder block foundation supporting both unit number 502 and unit number 504.

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- Chairwoman Ramos stated that Member Piampiano's written observations will be made available to the applicant as well as noted as an exhibit for deliberation.
- Chairwoman Ramos stated that during their observation they took pictures of the premises and these were submitted for the record.
- Regarding a Bungalow Colony Map labeled exhibit A in a letter to the ZBA dated November 5, 2010, Mr. Lynch asked Mr. Sweeney if he had a copy of the zoning codes for that time period. Mr. Sweeney replied that he would make one available. Mr. Lynch also asked Mr. Sweeney to clarify how many existing units this map represented. Mr. Sweeney replied that the 124 units indicated on the map were purposed units only and did not exist.
- Mr. Lynch requested that the counsel for the applicant submit to the ZBA a copy of the Findings of Fact and Conclusions of Law before the next meeting.
- Chairman Ramos requested a copy of the transcription of the last meeting. Mr. Sweeney replied that one would be provided.
- Motion made to adjourn the matter to the next ZBA meeting on April 28, 2011 by Member Ayala, seconded by Member Piampiano. 3 Ayes, 1 Abstain – Alternate Member Dougherty.

➤ **New Business**

- The ZBA reviewed the Roff application – 6 Merriewold Lane South, SBL 209-8-4. It was determined that the application was incomplete. Chairperson Ramos requested that a revised application be resubmitted. Additional information from the applicant's engineer was also requested documenting the yardage in order to determine if a side yard variance as well as a rear yard variance is required.

➤ **Public General Comments**

- None

➤ **Adjournment**

- Motion to adjourn the meeting made by Member Ayala, seconded by Member Piampiano at 8:25 pm. 3 Ayes, 1 Abstain – Alternate Member Dougherty.
 - Minutes Respectfully submitted by: Susan DeMaio, Assistant Clerk