

**Village of South Blooming Grove
Zoning Board of Appeals
March 30, 2010
7:05 P.M.**

➤ **Call to order**

- Chairwoman Sarah Ramos called to order the Zoning Board of Appeals Meeting at 7:05 pm on March 30, 2010 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-Chairwoman
- Sonia Ayala-Member
- Peter Piampiano-Member
- Kerry Ann Dougherty-Alternate Member

➤ **Public General Comments**

- None

➤ **Adoption of Minutes**

- Motion was made to adopt the September 24, 2009 minutes by Sonia Ayala, seconded by Kerry Ann Dougherty. 4 ayes.

➤ **New business**

- Chairwoman Ramos stated there were changes made to the Zoning Board of Appeals Area Variance application. It was submitted to the Village Board for review.
- Motion to accept the changes by Board Member Dougherty, seconded by Board Member Piampiano. 4 Ayes.
- Chairwoman Ramos stated that the Zoning Board of Appeals will meet every third Thursday of each month at 7pm, starting on April 22, 2010.
- Motion to accept 2010 calendar meetings by Board Member Ayala, seconded by Board Member Dougherty. 4 Ayes
- Chairwoman Ramos stated that they are reviewing an application submitted by Mr. Baroutjian of 42 Fort Worth Place. She disclosed to Mr. Baroutjian that she and Board Member Piampiano were within the list of residents that reside in the 750 ft. radius that he had submitted. She will be getting the recommendation of the Village Attorney on how to proceed, so that there isn't a conflict of interest.
- Board Member Dougherty explained that a new application would need to be filled out by Mr. Baroutjian. The old application is incomplete.
- Mr. Baroutjian asked what the difference was between the old and new application. Chairwoman Ramos explained that the new application was more specific for the

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area variance. There are five factors that the Board has to consider and these questions are in the new application.

- Mr. Baroutjian asked the board to clarify the meaning of the term feasible alternative. Chairwoman Ramos answered that the question is asking if there is another way to achieve what the applicant is seeking to achieve without granting a variance. Mr. Baroutjian also asked what was meant by the application question, was the hardship self created. Board member Piampiano replied that it is asking if the applicant caused the situation. Mr. Baroutjian explained that the property in question was once three lots, but that the previous owners had merged them back together. Board member Piampiano clarified that the property was bought by the applicant as one lot.
- Chairwoman Ramos stated that the affidavits had already been filled out and that they did not need to be repeated. Chairwoman Ramos reiterated that the five questions in the new application do need to be completed with more specificity to what Mr. Baroutjian requires.
- Mr. Baroutjian asked why more than one variance is required. Chairwoman Ramos explained that each subdivided lot that the applicant is requesting, must conform to the Village zoning codes. If they do not, then the owner must apply for a variance for each lot. Board member Dougherty explained that he needs to look at his zoning bulk table and determine if it complies with the village zoning codes. She also explained that there is a book listing all zoning codes required by the village available through the office of The Village of South Blooming Grove for 25 cents per copy, or that they can be obtained on line.
- Board member Dougherty clarified that the ZBA only approves or denies the applications for the variances. It then goes before the planning board, which makes the final approval.
- Chairwoman Ramos stated that if Mr. Baroutjian completes his application 10 days prior to the next meeting scheduled for April 22, 2010, the board can review it. Board member Dougherty explained the process and that public notice had to be posted a certain amount of time before it is heard at a public hearing. If the application is received completed in time, they may be able to schedule it for the next public hearing in May.
- Chairwoman Ramos asked if there were any public comments. There were none.

➤ **Adjournment**

- Motion to close meeting by Board Member Ayala, seconded by Board Member Dougherty at 7:36 pm. 4 Ayes.
 - Minutes Respectfully submitted by: Barbara Vojta- Village Clerk