

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

➤ **Call to order**

- Chairperson Sarah Ramos called to order the Zoning Board of Appeals Meeting on March 21, 2013 at 7:03PM 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
- Stephen Corallo – Alternate Member

➤ **Absent**

- Sonia Ayala- Member

➤ **Also Present**

- Celina Rofer- ZBA Clerk
- Dan Sullivan (For Joe McKay) – Village Attorney

➤ **Adoption of Minutes**

- Motion to accept minutes of December 20, 2012 by Chairperson Ramos, seconded by Member Piampiano. 3 Ayes, 1 Absent – Member Ayala
- Adoption of minutes from February 17, 2011 and December 15, 2011 have been adjourned for the next meeting. We did not have quorum due to Member Ayala's absence.

➤ **Old Business**

- None

➤ **New Business**

- Application for Variance for 18' above ground pool. Applicant Matthew DeRosa
 - Applicant began by stating his intentions. DeRosa is seeking a Bulk/Area Variance because he was issued a denial from the Building Inspector for a permit. The 18' round pool does not meet accessory structure set back requirements of 10' from the side property line and 15' from the primary dwelling. Currently it is approximately 8'4" from the house and 10'6" from the property line. Chairperson Ramos pointed out that he complies with the property line setback requirement so only need variance for distance from primary dwelling.
 - Attorney Sullivan stated that SEQRA is not necessary though thanked the applicant for being thorough and that the ZBA does not approve the fencing around the pool. Applicant would need to review the Village Code. If approval is given by the ZBA, it would be only for the setback variance.

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- Applicant stated there is a 15' thick hedge that separates his home from the neighbors and continues all the way back to the rock wall. Chairperson Ramos suggested the applicant bring photographs from all angles for the public hearing.
- Attorney Sullivan stated that Attorney McKay will prepare the notice for the public hearing so the applicant can mail and post.
- *Motion was made to declare the application complete, adopt the Resolution No. 1 of 2013, **RESOLUTION OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SOUTH BLOOMING GROVE WITH RESPECT TO THE REVIEW OF AN APPLICATION TO ALLOW A VARIANCE OF ACCESSORY STRUCTURE SET BACK REGULATIONS FOR REAL PROPERTY LOCATED AT SECTION 205, BLOCK 2, LOT 9 SAID PROPERTY ALSO BEING KNOWN AS 331 LAKESHORE DRIVE**, and schedule the public hearing for Thursday April 18, 2013 at 7pm by Chairperson Ramos and seconded by Member Corallo. 3 Ayes, 1 Absent Member Ayala*

➤ **Adjournment**

- Next meeting April 18, 2013 at 7pm.
- Motion to close the meeting at 7:38PM made by Chairperson Ramos and seconded by Member Piampiano – 3 Ayes, 1 Absent Member Ayala

Minutes Respectfully submitted by:

Celina Rofer – Deputy Clerk