

Village of South Blooming Grove
Zoning Board of Appeals
August 22, 2013
7:00 P.M.

➤ **Call to order**

- Chairperson Sarah Ramos called to order the Zoning Board of Appeals Meeting on August 22, 2013 at 7:01PM 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**

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

➤ **Adoption of Minutes**

- Motion to accept minutes of June 20, 2013 by Member Piampiano, seconded by Chairperson Ramos. *3 Ayes.*

➤ **Correspondence**

- Village Board of the Village of South Blooming Grove: Notice of Intent to Declare Lead Agency for Rieger Annexation.
- CMMR, LLC: Resolution of the Village Board of the Village of South Blooming Grove Stating Intent to Act as Lead Agency for Rieger Annexation.
- Peanut Holdings- South Blooming Grove Commercial Park: Site Plan Applications and Special Use Application.

➤ **New Business**

- Application for Housing Addition. Applicant Sheila Roff.
 - The Board began by reviewing the Zoning Board Application submitted by the Applicant on June 21, 2013. The Applicant is looking to put an addition onto the rear of her home. Chairperson Ramos made clear that the Board would be reviewing the application for completion only, not for approval of the application.
 - Upon review of the application, it was determined that the Applicant will need one side variance and one rear variance. The code requires 20' on the side to the property line, and the Applicant has 10'. The code also required 50' to the rear property line, and the Applicant only 43'.

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- The Applicant was advised to attain measurements for the other rear side of her property, as the property line curves, to ensure that a second rear variance is not needed.
- The Board made an addition to the Bulk Variance section of the application, noting on question #2 asking if there were other means by which project could be done without requiring variance that she could have added a level to her house, but did not want to do that.
- The Applicant will not be in need of any further SEQRA review, as there are no adverse effects associated with the project, as per SEQRA Form, Part II, Section C.
- Chairperson Ramos made note of the following as Exhibits to be considered:
 - Exhibit A- Town of Blooming Grove Building Inspector Denial Letter, Dated 2010
 - Exhibit B- 1985 Survey of the Property
 - Exhibit C- Proposed Plan for the Addition
 - Exhibit D- The Deed showing that Mr. and Mrs. Roff own the property
 - Exhibit E- A Handwritten Letter from Mr. and Mrs. Roff titled Reason for Variance.
- *Motion was made to declare the application complete, adopt the Resolution No. 3 of 2013 **Resolution of the Zoning Board of Appeals of the Village of South Blooming Grove (“ZBA”) with Respect to the Review of an Application to Allow Side Setback and Rear Yard Setback Variances for Real Property Located at Section 209, Block 8, Lot 4, Said Property Also Known as 6 Merriewold Lane South, and schedule a public hearing for Thursday, October 17, 2013 at 7pm by Member Ayala, Seconded by Member Piampiano. 3 Ayes.***

➤ **Adjournment**

- Next meeting September 19, 2013 at 7pm.
- Motion to close the meeting at 7:50PM made by Chairperson Ramos and seconded by Member Ayala – 3 Ayes.

Minutes Respectfully submitted by:

Mary Barnes – Deputy Clerk