

**Village of South Blooming Grove**  
**Zoning Board of Appeals**  
**PUBLIC HEARING- DEROSA POOL VARIANCE**  
**April 18, 2013**  
**7:00 P.M.**

➤ **Call to order**

- Member Piampiano called to order the Zoning Board of Appeals Public Hearing on April 18, 2013 at 7:10PM 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:

- Peter Piampiano-Member
- Stephen Corallo – Alternate Member
- Sonia Ayala- Member

➤ **Absent**

- Sarah Ramos-Chairperson

➤ **Also Present**

- Celina Rofer- ZBA Clerk
- Joe McKay – Village Attorney
- Matthew DeRosa – Applicant

➤ **Public Hearing**

- **For application to allow a variance of accessory structure setback regulations for real property located at Section 205, Block 2, Lot 9 said property also being known as 331 Lake Shore Drive.**
- The applicant presented their application for an 18 foot above ground pool and their need to obtain an area variance. Public notices have been distributed within the 500 foot radius via certified mail and have been posted. Applicant stated that they cannot put the pool in the backyard due to water runoff and existing drainage system. The pool won't be visible to the public once the fence is installed and/or approved.
- Attorney McKay advised that the board can put a condition on the approval of the variance if they feel that a fence will keep the aesthetic appeal of the neighborhood. The applicant responded stating that they do want the fence and would install it in line with the neighbors for consistency of the fence lined road.
- The pool will not be visible to the public on all four sides with the house, mountain, hedge line and fence to surround. The fence that the applicant desires to install is to replace the once existing fence that extended from the house to the side property line but was damaged during Hurricane Sandy. The fence would be a 6 foot tall stockade fence with a gate.
- The ZBA has completed a thorough review of the entire application with the applicant and Attorney McKay and all questions/concerns have been addressed. The ZBA has unanimously agreed in favor of granting the application for 2 area variances and to additionally add a condition that a fence must be installed along the front of the house, from the edge of the house to the property line. Attorney

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McKay will draft a written resolution for one sideline variance of up to one foot and a second dwelling-line variance for up to 8 feet, and a condition on approval for the installation of a 6 foot fence from the dwelling (Eastern most corner of the front of the dwelling) to the property line.

- **Resolution No. 2 of 2013:** Member Piampiano made a motion to approve the allowance of a variance of accessory structure setback regulations for real property located at Section 205, Block 2, Lot 9, said property also being known as 331 Lake Shore Drive, Monroe, NY 10950, seconded by Member Ayala. *3 Ayes, 1 Absent Chairperson Ramos*

➤ **Adjournment**

- Motion to close the Public Hearing at 8:43PM made by Member Ayala and seconded by Member Corallo – *3 Ayes, 1 Absent Chairperson Ramos.*

Minutes Respectfully submitted by:  
Celina Rofer – Deputy Clerk