

**Village of South Blooming Grove  
Zoning Board of Appeals  
July 11, 2024**

Members Present:

Chairman Yehoshua Bittman  
Chaim Goldstein  
Shmaya Spitzer

Members Absent:

Sholem Lieberman

Also present:

Tad Barone, ZBA Attorney  
Maurizio for Al Fusco, Village Engineer  
Tom Shepstone, Village Planner

A quorum being present, the meeting was called to order by Chairman Bittman at 8:00 PM and followed by a pledge to the flag.

**Approval of Previous Minutes**

Planner Shepstone distributed copies of the minutes for the May 9, 2024 meeting. Bittman moved and Goldstein seconded a motion to approve the minutes. The motion was unanimously carried.

**Variances Application of IYH Estate LLC d/b/a Mint Leaf for 5 Mangin**

Planner Shepstone again recommended tabling action. A motion was then made by Spitzer, seconded by Bittman, and unanimously carried to table action until at least the next meeting.

**Variances Application of Cong. Yetev Lev D'Satmar for House of Worship at 1 Roanoke Drive**

A scheduled public hearing on this application was opened on a motion by Bittman, seconded by Goldstein, and unanimously carried. The applicant explained the project involved and the variances requested. These included a front yard reduction to 12.5 feet, a side yard reduction to 13.5 feet, a combined side yard reduction to 42.2', a reduction in parking to 29 spaces and a maximum height increase to three stories and 40 feet.

Public comments by multiple individuals largely centered on concerns and issues regarding the legal status of green area (open space) being proposed for parking.

Attorney Barone recommended closing the public hearing but allowing 10 days for any additional written comments and time to research the issue as well. A motion to this effect was made by Bittman, seconded by Spitzer, and unanimously carried.

Shepstone suggested scheduling a special meeting to review the research and make a decision as to the variances requested. Goldstein made a motion to schedule such a special meeting for July 25, 2024 at 8:00 PM at the Village Hall. This was seconded by Spitzer and unanimously carried.

### **Adjournment**

There being no further business to come before the Board, a motion was made by Bittman, seconded by Goldstein and unanimously carried to adjourn the meeting at 8:35 PM.