

**Village of South Blooming Grove
Zoning Board of Appeals
Regular Meeting - November 14, 2024**

Members Present:

Chairman Yehoshua Bittman
Shmaya Spitzer
Sholem Lieberman

Members Absent:

Chaim Goldstein

Also present:

Tom Shepstone, Village Planner

A quorum being present, the meeting was called to order by Chairman Bittman at 8:05 PM and followed by a pledge to the flag.

Approval of Minutes

Planner Shepstone distributed minutes of the July 11 regular meeting of the Zoning Board of Appeals and indicated minutes of the July 25, 2024 special meeting were posted on the Village website. A motion was made by Bittman, seconded by Spitzer and unanimously carried to approve the July 11 minutes. No action was taken on the July 25 minutes until such time as Board members have more time to review them.

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

Shepstone noted the applicant is withdrawing its application in its entirety. A motion was then made by Bittman, seconded by Lieberman, and unanimously carried to table any further action on this application.

Variances Application of 572 Route 208 LLC for 572 Route 208

Michael Morgante, P.E. presented on behalf of the applicant, noting the project was commercial in nature, located in the ORI District, and would rely upon an existing private water supply and a proposed septic system. Variances are requested to reduce a side yard from 50 feet to 28 feet, reduce parking spaces from 49 to 42, and raise the building from two stories to three.

Following discussion, a motion was made by Bittman, seconded by Spitzer, and unanimously carried to schedule a public hearing on the application for 8:00 PM, on December 12, 2024 at the Village of South Blooming Grove Village Hall.

Adjournment

There being no further business to come before the Board, a motion was made by Bittman, seconded by Spitzer and unanimously carried to adjourn the meeting at 8:20 PM.