

ZONING BOARD OF APPEALS
Village of South Blooming Grove
811 NY-208
Monroe, New York 10950
April 14, 2022 via Zoom Webinar

PRESENT: Yehoshua BITTMAN, Chairman
Chaim GOLDSTEIN, Member
Sholem LEIBERMAN, Member
Shmaya SPITZER, Member

ABSENT: Peter PIAMPIANO, Member

ALSO PRESENT: Melissa FOOTE, Secretary
Gardiner BARONE, Counsel
Al FUSCO, Engineer

Call to Order

Chairman BITTMAN to call meeting to order @ 8:02pm and opened with the Pledge of Allegiance.

Adoption of Minutes

Chairman BITTMAN: I will make a motion to adopt the Minutes of February 10, 2022 meeting as written.

Second by Member **GOLDSTEIN**

Vote – 4 Ayes, 0 Nays

Chairman BITTMAN: Welcome the newest member to the ZBA, Mr. Spitzer, and Mr. Lieberman are here.

Business

577 Route 208 LLC

Chairman BITTMAN: We have received your application. We have the Project Engineer here. Would you like to give us a brief idea about the project?

Stuart STROW: I'm with Brooker engineering retained as the engineer for the project. The properties had received previous approvals for a site plan to build several one-story buildings. The applicant is the new owner of it and would like to build a larger project which includes a four-story office building that is approximately 105,000 square feet in total. Also, in the back of the property, a warehouse building which would be approximately 17,000 square feet. The layout that's been presented includes 314 parking spaces and would require several variances that have been identified for required side yard, where as 50 feet is proposed, our current site plan shows 36.5. The height of the building, the office building would be four stories, whereas two stories are allowable. The maximum height measured in feet would be 48 feet, whereas 35 feet are allowable. We'll be asking for a variance from the requirement to provide at least 50% of the property as open green space. The code requires 50% of the property to remain as undeveloped green space. We're proposing 40% instead of 50%. For clarity, it would make

sense to ask for the reduction from 50% to only 40%, open green space. I would be happy to answer any questions that the board may have?

Chairman BITTMAN: I see the front yard is set up as a parking lot. So it provides 10ft from the parking lot to what would become the new property line.

Stu STROW: There is 30 feet of that 41 ft that is to be dedicated to road widening.

Counsel BARONE: Chairman if I may. If the application is deemed complete by the ZBA engineer, then we'll have to schedule a public hearing to be held on this matter. I'll send the applicants representative, a questionnaire that lists the issues that an applicant for variances needs to establish and ask that the applicants representative complete those questions, to kind of summarize their position. Of course, during the hearing, they could present whatever support that they have for the variances, but I've found that it's often nice to have those questions answered with a summary so that the ZBA members can see in advance what the intended proof is going to be from the applicant.

Chairman BITTMAN: I'll make a motion to set a public hearing date for the next meeting on May 12, 2022.

Member GOLDSTEIN: I'll Second

Vote: 4 Ayes, 0 Nays

Counsel BARONE: The variances being sought, would be beneficial to have the Orange County Department of Planning input on these variances. It's also along 208.

Chairman BITTMAN: I'll make a motion for sending to the county for 239.

Member GOLDSTEIN: I'll second it.

Vote: 4 Ayes, 0 Nays

ZBA Counsel BARONE: The applicant would need to take care of sending out any required mailings to residences surrounding the development and then make sure to arrange with the ZBA staff and put the notice in the newspaper.

Adjournment

Chairman BITTMAN: I'll make the motion to adjourn the meeting at 8:12pm

Member GOLDSTEIN: I'll second it.

Vote: 4 Ayes, 0 Nays

Respectfully submitted,

Melissa Foote
Zoning Board of Appeals Secretary