

Village of South Blooming Grove
Zoning Board of Appeals
January 9, 2020
Thursday
7:30 P.M.

➤ **Call to order**

- Chairperson James Campbell called to order the Zoning Board of Appeals work session on January 9, 2020 at 7:30 p.m. 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 Campbell opened the meeting with the Pledge of Allegiance.

➤ **Roll call**

The following persons were present:

- James Campbell - Chairperson
- Sonia Ayala – Member
- Pete Piampiano – Member
- Dennis Lynch, Esq. – Special Counsel

Absent:

- A. Dennis Williams – Alternate Member

➤ **Correspondence**

- Letter received from Dave Higgins, P.E. and Site Plan application with Narrative Summary of Requested Variances for Metro Assets Phase II received December 17, 2019

➤ **Adoption of Minutes**

- Motion to adopt minutes of October 10, 2019 meeting by Member Ayala, seconded by Chairman Campbell. *2 Ayes, 0 Nays, 1 Abstain*

➤ **Business**

- Chairman Campbell reviewed the applicant's submission and asked for a brief presentation on the proposed project.
- Dave Higgins of Lanc & Tully Engineering explained the objective of the project is to seek several variances to Bulk Variance, Section 235-89-C. The project proposes a subdivision for two parcels, with Lot 1 being occupied by a commercial office and warehouse buildings and Lot 2 being occupied by an existing residence. Due to the limited frontage along Route 208 and the width of the property, variances for each lot are needed.
- Mr. Higgins offered that the project has been reduced from a proposed five warehouses to four warehouses. The applicant has been in front of the Planning Board since January 2018.
- The applicant has met with Siby Zachariah of the Department of Transportation and has received conceptual approval. The DOT proposes that the applicant removed the existing entrance and has offered new proposal of entrance and exit.
- Mr. Higgins explained that Mr. Garrison would like to subdivide the renovated private residence for financing of development costs.
- Property frontage requires a variance.
- A front yard variance is needed, the residence is an existing building.
- Variance is requested for the required 35-foot buffer that applies to warehouse use.

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- Village Code requires a one-hundred-foot buffer between new buildings or structures and any cemetery. All proposed buildings fall within the 100-foot setback with the exception of proposed building suite 300. Mr. Higgins explained that the ground elevation in the area of the cemetery is approximately 30 feet higher than the proposed first floor elevation of Suite 300. The cemetery is surrounded by woods and would not be in site distance of the proposed buildings.
- Village Code requires two access drives for such a project. The DOT has proposed the applicant remove the existing entrance and to provide a single access point.
- Mr. Higgins explained as well that per the Village's ORI Use table, residential is not a permitted use in the ORI district. Subdivision would create the issue of a residential home on Lot 2 and the applicant is requesting a variance for this.
- Visual Impact Report has been submitted to the Planning Board along with renderings. Copies are to be provided for the ZBA.
- Chairman Campbell asked the applicant if Phase I required any variances. The applicant did not require any variances in the previous phase.
- Member Ayala offered details of a Blooming Realty prospectus that includes real estate for sale in the local area close to the proposed project. Ms. Ayala asked if the Metro project is included in the prospectus. Mr. Garrison replied no, the property is not for sale.
- Mr. Garrison offered that the proposed warehouses have received interest for rental from Woodbury Commons clients. Nike and Adidas are interested parties.
- The board asked who owns Metro Asset Management and Mr. Garrison offered that he is the soul owner. Metro Asset Management was formed to purchase this property.
- Mr. Garrison offered the buildings will be built on slabs and will be identical.
- Chairman Campbell asked if the application would need to be sent to the county for 239 GML Review. Motion was made to refer the project to the Orange County Planner for 239 GML Review by Member Ayala, seconded by Chairman Campbell.
- A motion was made to schedule a Public Hearing for January 23, 2020 at 7:30 p.m. by Member Piampiano, seconded by Member Ayala. *3 Ayes, 0 Nays.*
- Mr. Higgins will send copies of the visual report to the members of the board for review.
- Member Ayala asked if the Public hearing will be left open for comments.
- No vote by the ZBA will take place until SEQRA is complete.

➤ **Public Comment**

No Public Comment

➤ **Adjournment**

- A public hearing is scheduled for January 23, 2020 at 7:30 p.m. The next scheduled ZBA meeting is January 23, 2020.
- Motion to close the meeting at 8:06 p.m. made by Member Ayala and seconded by Member Piampiano. *3 Ayes, 0 Nays.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk

Adopted: January 23, 2020