

**Village of South Blooming Grove
Zoning Board of Appeals
Meeting
January 23, 2020
Thursday
7:30 P.M.**

➤ **Call to order**

- Chairperson James Campbell called to order the Zoning Board of Appeals Meeting on January 23, 2020 at 7:36 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 January 9, 2020 meeting by Member Ayala, seconded by Member Piampiano. *3 Ayes, 0 Nays.*

➤ **Business**

- Chairman Campbell reviewed the applicant's submission and asked for a brief presentation on the proposed project.
- Dennis Lynch, Esq. advised that the applicant provide clear evidence describing why the applicant is seeking a large number of variances. Mr. Lynch asked if all the variances were land or use variances.
- Dave Higgins offered that the applicant is asking for an interpretation of the subdivision code with regards to the existing residential house. Mr. Lynch provided advice on the interpretation of the code for the area and use variances.
- Mr. Higgins offered details on the area variance requests. Mr. Lynch explained that a memorialized submission including evidence needs to be provided to the board for consideration.
- Mr. Lynch explained that Mr. Higgins has not provided evidence for the variance. Simply asking for the variances did not provide evidence for the board to grant them.
- Mr. Higgins offered that the Planning Board is waiting for SWPPP modifications for completion of SEQRA.
- Mr. Lynch advised that the applicant needs to go through each variance request and provide evidence why the variances are needed. The ZBA will not hear the variance requests at this

Adopted: March 12, 2020

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meeting and will reschedule for the next work session on February 13, 2020. The ZBA agreed to take evidence at the next meeting which is a scheduled work session.

- Upon listening to evidence at the next meeting, the board will deliberate on the submission. At this time the zoning code will be interpreted by the board.
- After deliberation, the board will provide a written decision and an interpretation as requested.
- Mr. Higgins offered that a submission will be made prior to the February 13 work session.
- The applicant was advised to get an attorney for the variance requests.

➤ **Public Comment**

No Public Comment

➤ **Adjournment**

- The next scheduled ZBA meeting is a work session scheduled for February 13, 2020.
- Motion to close the meeting at 7:57 p.m. made by Member Ayala and seconded by Chairman Campbell. *3 Ayes, 0 Nays.*

Minutes respectfully submitted by:
Christine Bodeker – Deputy Clerk