

**Village of South Blooming Grove
Zoning Board of Appeals
Thursday, January 28, 2016
7:30 P.M.**

➤ **Call to order**

- Member Sonia Ayala called to order the Zoning Board of Appeals Meeting on January 28, 2016 at 7:56 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. Member Ayala opened the meeting with the Pledge of Allegiance.

➤ **Roll call**

The following persons were present:

- Sonia Ayala – Member
- Peter Piampiano – Member

Also Present:

- Alak Shah, Esq. – Village Counsel
- David Niemotko – Architect for Cullen Applicant Accessory Apartment applicant

Absent:

- Stuart Greenberg - Chairman

➤ **Adoption of Minutes**

- Adjourned to next meeting.

➤ **Public Comments**

- Debbie Bragdo, 3 Houston Ave., Monroe, NY stated that she is learning the process. She asked what is the rush to get the accessory apartment approved especially since the attorney didn't seem ready? What happens in the future if the house sells regarding the kitchen?
- Kathy Aldinger, 77 Duellk Ave., Monroe, NY stated that she is disappointed with the decision that the board decided to vote in favor of the accessory apartment. Asked for the meeting minutes to be checked since the board did first say that they would wait to vote.
- Member Ayala went through five (5) criteria questions regarding the application. 1. Explain why the variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. 2. Explain why the benefit sought by the variance cannot be achieved by some other method, feasible for the applicant to pursue, other than a bulk variance. 3. Explain why granting of the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. 4. Explain briefly how the difficulty imposed upon the applicant by the zoning regulations arose, specifically stating whether or not the situation was self created. 5. Explain whether the variance is substantial.

➤ **Escrow Review**

- N/A

➤ **Correspondence**

- Orange County Dept. of Planning regarding Cullen Accessory Apt.

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➤ **Business**

- **Resolution No. 1** *Resolution of the Zoning Board of Appeals for the Village of South Blooming and decision determining the application by Maureen Cullen. Motion to approve made by Member Piampiano and seconded by Member Ayala. 2Ayes, 1 Absent – Chairperson Greenberg.*

- **Findings of Fact & Decision:** A Findings of Fact & Decision was made in favor of the applicant Maureen Cullen for the Accessory Apartment for the following variances:
 1. Rear yard setback – reduced to 35 feet. 15 feet less than the 50 foot required.
 2. Apartment floor area of 515 square feet. 95 square feet larger than allowed based on percentage of living space. Located on real property situated at Section 215, Block 5, Lot 9, said property also known as 5 Pecos Court, Monroe, NY.

- Approval is subject to counsel’s Findings of Fact & Decision. Motion made by Member Piampiano and seconded by Member Ayala. 2 Ayes, 1 Absent – Chairperson Greenberg.

➤ **Adjournment**

- The next meeting is scheduled for February 25, 2016.

- Motion to close the meeting at 8:28 p.m. made by Member Piampiano and seconded by Member Ayala. 2 Ayes, 1 Absent – Chairperson Greenberg.

Minutes respectfully submitted by:
Kendra Percarpio – Clerk to Board