

Village of South Blooming Grove
Zoning Board of Appeals
November 10, 2016
Thursday
7:30 P.M.

➤ **Call to order**

- Chairperson Stuart Greenberg called to order the Zoning Board of Appeals Meeting on November 10, 2016 at 7:34 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. Chairman Greenberg opened the meeting with the Pledge of Allegiance.

➤ **Roll call**

The following persons were present:

- Stuart Greenberg - Chairman
- Sonia Ayala – Member
- Pete Piampiano - Member

Also Present:

- Joe McKay, Esq. – Special Counsel
- Eileen Lotito - Applicant

➤ **Adoption of Minutes**

- Motion to accept minutes of the January 28, 2016 regular meeting minutes by Member Ayala, seconded by Member Piampiano. *2 Ayes, 1 Abstain – Chairperson Greenberg.*
- Motion to accept minutes of the October 27, 2016 regular meeting minutes by Member Ayala, seconded by Chairperson Greenberg. *2 Ayes, 1 Abstain – Member Piampiano.*

➤ **Correspondence**

- None.

➤ **Business**

- Special Counsel McKay read the definition of an accessory structure and the definition of a swimming pool, noncommercial as defined in the Zoning Code of the Village of South Blooming Grove.
- Special Counsel McKay reviewed and discussed with the board the five (5) criteria for granting a variance. 1. Explain why the benefit sought by the variance cannot be achieved by some other method, feasible for the applicant to pursue. The applicant stated that it was not feasible to move the pool since the electrical work had been done underground around the pool. 2. Explain why the variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. There would be no change in character since other residents have swimming pools as well. 3. Explain whether the proposed variance is substantial. The variance requested of 6 feet is within the acceptable limits. 4. 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. The board stated that no adverse effects would have an impact on the physical or environmental conditions in the neighborhood or district. There are other pools in the neighborhood. 5. Explain whether or not the situation is self created. Yes, this was self-created.

Adopted:

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- Chairman Greenberg stated that he has a problem with the drawing that was submitted. It is missing the improvements of the lot. The submission of the drawing is not accurate and therefore the drawing cannot be accepted.
- Member Piampiano asked that pictures be taken from the back of the property to show more of a 3 dimensional picture.
- Motion made by Member Ayala and seconded by Member Piampiano to adjourn the Lotito above ground pool variance to the next meeting date of December 8, 2016 so that the applicant could provide an accurate depiction of the pool / house, show improvements of the property, indicate the measurements from the corner of the house to the pool, and provide a letter of certification from the contractor or the individual that prepares the drawing. 3Ayes.

➤ **Adjournment**

- The next meeting will be scheduled for December 8, 2016.
- Motion to close the meeting at 8:24 p.m. made by Member Ayala and seconded by Member Piampiano. 3 Ayes.

Minutes respectfully submitted by:
Kendra Percarpio – Clerk to Board