

**Village of South Blooming Grove
Zoning Board of Appeals
July 13, 2023**

Members Present:

Chairman Yehoshua Bittman
Chaim Goldstein
Shmaya Spitzer

Members Absent:

Sholem Lieberman

Also present: Todd Maurizzio for Al Fusco, Village Engineer, Isaac Eckstein, and Tom Shepstone, Planner.

A quorum being present, the meeting was called to order by Chairman Bittman at 8:00 PM and followed by a pledge to the flag.

Approval of Previous Minutes

Planner Shepstone distributed copies of minutes for the June 8, 2023 meeting. Bittman moved and Goldstein seconded a motion to approve the minutes. The motion was unanimously carried.

Application Form

Shepstone distributed copies of a new application to be used for variance applications and briefly explained it.

Congregation Avodas Uisroel Kosnitz Variance Application

Shepstone briefly explained the application, which is for multiple variances (front yard from 45 feet to 12.5 feet, rear yard from 50 feet to 0.4 feet, building height from 35 feet to 41 feet and coverage from 35% to 72.2%) related to a proposed house of worship at 8 Kingsville Drive.

Todd Maurizzio offered his comments on the application, noting the rear yard variance simply won't work in connection with a needed retaining wall.

A motion was then made by Bittman, seconded by Spitzer and unanimously carried to open the public hearing for comments.

Sue Anne Vogelsburg noted the project was on a cul-de-sac and the requested variances could lead to interferences with the movements of emergency vehicles to both the proposed house of worship as well as adjoining residences. She also stated the traffic increases themselves would be problematic on a cul-de-sac. It was noted the Village Board would be approving or denying the application for the project as a whole following any variances.

Regina Kelly, a neighbor of the project, expressed serious concerns about the proposed retaining wall, drainage, a driveway that is already on the property line, construction debris spilling onto her property, noise, lighting spillover and contractor lack of response to her concerns. It was suggested the debris issue should and would be addressed by the Building Inspector.

Bonnie Rum asserted there was the possibility of two shuls in the same vicinity but Isaac Eckstein indicated this was not correct. Rum also felt the variances were huge in terms of dimensional changes and the number of shul members indicated suggests significant and problematic new traffic on a cul-de-sac.

Following further general discussion, a motion was made by Bittman, seconded by Spitzer and unanimously carried to continue the public hearing to August 10th at 8:05 PM.

Adjournment

There being no further business to come before the Board, a motion was made by Bittman, seconded by Goldstein and unanimously carried to adjourn the meeting at 8:15 PM.