

**Village of South Blooming Grove
Zoning Board of Appeals
February 8, 2024**

Members Present:

Chairman Yehoshua Bittman
Chaim Goldstein
Shmaya Spitzer

Members Absent:

Sholem Lieberman

Also present: Tom Shepstone, Village Planner.

A quorum being present, the meeting was called to order by Chairman Bittman at 8:05 PM and followed by a pledge to the flag.

Approval of Previous Minutes

Planner Shepstone distributed copies of minutes for the September 7, 2023 meeting. Bittman moved and Goldstein seconded a motion to approve the minutes. The motion was unanimously carried.

Variations Application of IYH Estate LLC d/b/a Mint Leaf for 5 Mangin

An application made by IYH Estate LLC d/b/a Mint Leaf for three variations:

1. Section 235-31: Reduction of entrance/exit distance from intersection of Mangin & NYS Route 208 from 75' to 39.6'.
2. Section 110-58: Reduction from 20' to 9.9' in requested. Privacy slat fencing within this area shall be removed to prevent negative impacts on sight distance.
3. Section 235-17.c. (1): increase in fence height from 4' to 10'.

Michael Morgante, P.E. briefly presented and discussed the requested variations with the Board, following which a motion was made by Bittman, seconded by Spitzer and unanimously carried to schedule a public hearing on the application for 8:05 PM on March 14, 2024,

Adjournment

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