

**Village of South Blooming Grove
Zoning Board of Appeals
May 9, 2024**

Members Present:

Chairman Yehoshua Bittman
Chaim Goldstein
Sholem Lieberman
Shmaya Spitzer

Members Absent:

None

Also present:

Tad Barone, ZBA Attorney
Maurizio for Al Fusco, Village Engineer
Tom Shepstone, Village 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 the minutes for the March 14, 2024 meeting. Goldstein moved and Spitzer seconded a motion to approve the minutes. The motion was unanimously carried.

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

Planner Shepstone discussed various matters concerning this application and public hearing comments, noting more time was needed to work with the applicant to clean up the property and reduce the scope of the requested variances. He recommended tabling action. A motion was then made by Bittman, seconded by Goldstein and unanimously carried to table action until the next meeting.

Variances Application of Cong. Yetev Lev D'Satmar for House of Worship at 1 Roanoke Drive

Mike Morgante, P.E. presented proposed plan revisions and explained requested variances, including one to locate parking off-site. Shepstone indicated that variance was unnecessary but providing the parking would probably be a condition of height and yard variances if granted. A motion was then made by Bittman, seconded by Goldstein and unanimously carried to schedule a public hearing for June 13, 2024 at 8:00 PM at the Village Hall [subsequently moved to July 11, 2024 at the same time and place due to a holiday conflict.]

Other Business

Shepstone discussed an Orange County 239 Agreement with the Village. He also recommended approving an Orange County Municipal Planning Federation bylaws change, which was unanimously approved on a motion by Goldstein and seconded by Lieberman.

Adjournment

There being no further business to come before the Board, a motion was made by Bittman, seconded by Spitzer and unanimously carried to adjourn the meeting at 8:25 PM.