

Village of South Blooming Grove
Zoning Board of Appeals
April 16, 2015
Thursday
7:30 P.M.

➤ **Call to order**

- Chairperson Stuart Greenberg called to order the Zoning Board of Appeals Meeting on April 16, 2015 at 7:33 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. Chairperson Greenberg opened the meeting with the Pledge of Allegiance.

➤ **Roll call**

The following persons were present:

- Stuart Greenberg - Chairperson
- Sonia Ayala – Member
- Peter Piampiano – Member

Also Present:

- John Furst, Esq. – Village Counsel

➤ **Adoption of Minutes**

- Motion to accept minutes of the March 26, 2015 regular meeting minutes by Member Ayala, seconded by Chairperson Greenberg. *2 Ayes, 1 Abstain – Member Piampiano.*

➤ **Escrow Review**

- N/A

➤ **Correspondence**

- Orange County Department of Planning reply regarding Miami Property Group area variance.

➤ **Business**

- **Findings of Fact & Decision:** A Findings of Fact & Decision was made in favor of the applicant Miami Property Group granting a side yard setback variance and a total side yard setback variance at Section 205, Block 9, and Lot 29, said property also known as 25 Merriewold Lane North. Approval is subject to the condition that the existing shed located in the northeast corner be removed or relocated to a compliant location within sixty (60) days of the date of the written decision. Motion made by Chairperson Greenberg and seconded by Member Ayala. *3 Ayes.*
- The Board was in favor of the action as a Type II action under SEQR. Since the application constitutes a Type II Action of the SEQR regulations, the action is not subject to further environmental review under SEQR. Motion made by Chairperson Greenberg and seconded by Member Piampiano. *3 Ayes.*
- Morello application:
 - Krista Morello, applicant, presented the application to the board stating that she would like to convert an existing rear deck into living space and needs a rear yard setback variance. Also adding a deck around the existing above ground pool.

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- The Board advised the applicant to contact the Building Inspector to discuss the different variances that are required.
- The Board advised applicant to bring pictures of the existing rear deck and of the above ground pool.
- The Board advised the applicant to provide a copy of the survey.

➤ **Adjournment**

- The next meeting is scheduled for May 21, 2015.

- Motion to close the meeting at 8:01 p.m. made by Member Piampiano and seconded by Member Ayala. *3 Ayes.*

Minutes respectfully submitted by:
Kendra Percarpio – Clerk to Board