

**Village of South Blooming Grove
Zoning Board of Appeals
Thursday, September 24, 2015
7:30 P.M.**

➤ **Call to order**

- Chairperson Stuart Greenberg called to order the Zoning Board of Appeals Meeting on September 24, 2015 at 8:08 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:

- Dennis Lynch, Esq. – Village Counsel

➤ **Adoption of Minutes**

- Motion to accept minutes of the August 27, 2015 regular meeting minutes by Member Ayala, seconded by Member Piampiano. 3 Ayes.

➤ **Escrow Review**

- N/A

➤ **Correspondence**

- Letter from David Donovan, counsel to applicant Gagliardi

➤ **Business**

- Dennis Lynch, Special Counsel – Presented Resolution of the Zoning Board of Appeals for the Village of South Blooming Grove.

Resolution No. 4 *Resolution of the Zoning Board of Appeals for the Village of South Blooming and decision determining the application by Gerald Gagliardi and Linda Gagliardi. Motion to approve made by Member Ayala and seconded by Member Piampiano. 3Ayes.*

- **Findings of Fact & Decision:** A Findings of Fact & Decision was made in favor of the applicant for the Sleep Inn Hotel for the following variances:
 1. Height – sign tower – 21feet 3 inches above the 35-foot maximum allowable height.
 2. Height – roof line elevation – 37 feet 1 inch - 35-foot is the maximum height allowed.
 3. Height – building – 3 stories maximum of only 2 stories is allowed.
 4. Hotel room size – 69 guest rooms of the 81 will be smaller than 300 square foot minimum room size requirement of the code. Located on real property situated at Section 219, Block 1, Lot 1, said property also known as NYS Route 208.
- Approval is subject to counsel’s Findings of Fact & Decision. Motion made by Member Ayala and seconded by Member Piampiano. 3 Ayes.

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- The Board was in favor of the action as an unlisted action under SEQR. Motion made by Member Piampiano and seconded by Member Ayala. *3 Ayes.*

➤ **Adjournment**

- The next meeting is scheduled for October 22, 2015.
- Motion to close the meeting at 8:29 p.m. made by Member Piampiano and seconded by Member Ayala. *3 Ayes.*

Minutes respectfully submitted by:
Kendra Percarpio – Clerk to Board