

10/10/2024

July 17, 2024

Village of South Blooming Grove, Zoning Board of Appeals

Re: Public Hearing for 1 Roanoke Drive

1. The purpose of the designation "green area" was developed to assure that such areas be secure from development. The area in question was so designated in 1991, 33 years ago. "Areas designated as Green Areas shall remain in an undisturbed natural state and be dedicated to the Town of Blooming Grove."
2. "Green areas" are not synonymous with "surplus". While their functions are not intended for revenue production, they serve a significant purpose.
3. This specific plot had not been referred to as surplus prior to Mr. Stern's declaration.
4. The transfer from Town to Village was at the behest of the Village Mayor LoFranco to address clean up of downed trees, debris etc. to improve drainage behind Roanoke and Pennsylvania Ave.
5. This transfer did NOT relate to the Town's concern for liability.

The entire reason for designating an area as green is what sits before you...to prevent development.

Mr. Stern's misrepresentation is concerning. He is not a board member. It is your ethics and responsibility.

The proposal for a parking lot must be denied.

As an aside, I urge that all aspects of construction be addressed BEFORE approval of such project. Back ending is at best poor planning or worse, obfuscation. Adding parking areas (e.g. the attempt to add to the grocery store after construction) or assurance of sufficient funds (disastrous skeleton of a synagogue on Lake Shore) is problematic and reflects badly on the developers and Board.

Respectfully,

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