

VILLAGE OF SOUTH BLOOMING GROVE
ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING
THURSDAY, JANUARY 23, 2020 at 7:30PM

NOTICE IS HERBY GIVEN that a Public Hearing will be held by the Zoning Board of Appeals of the Village of South Blooming Grove, New York on Thursday, January 23, 2020 at 7:30 p.m. at the Village Hall, located at 811 Route 208, Monroe, New York, 10950, regarding an application by Leo Garrison of Metro Asset Management for area variances from the requirements of Section 235-Bulk Requirements on the parcel of real property situated at Section 219, Block 1, Lot 2, in the Village of South Blooming Grove, said lot also being known 577 New York State Route 208, Suite 200, Monroe, NY 10950.

The variances are being sought because the Applicant is requesting:

- a) Lot Frontage (200' required) - 94'+/- Proposed for Lot #1 (*106' Variance required*); 161' +/- Proposed for Lot #2 (*39' Variance required*). The existing lot has only 255.17' of frontage and is insufficient for two lots without a frontage variance.
- b) §235 Attachment II (Bulk Requirements) requires a Front yard of 50 feet. The existing residential building provides a front yard of 32 +/- feet; a variance of 18 +/- feet is required due to this existing non-conforming condition.
- c) §235-14.3.E of the Village Code requires that warehouse uses provide a minimum buffer of 35' in width between the warehouse building and parking areas and the property line. Due to the narrow geometry of the parcel, the buffer provided is less than the 35' required. Along the northern property line, the buffer provided is a minimum of 21.7 +/- feet from the access drive to the property line. Along the southern side, the buffer provided is a minimum of 22.1 +/- feet along the access drive.
- d) §235-22.5.A of the Village Code requires a minimum separation of 100 feet between new buildings or structures from a cemetery. Proposed Building Suite 300 will fall within the required 100' setback to the Bull Family cemetery plot, all other existing and proposed buildings exceed 100'. The proposed building of Suite 300 is located approximately 91.1 feet from the stone wall surrounding the burial plot area, and a variance in the amount of 8.9 feet is required. The cemetery is located south of the project site and is on private property (Tax Lot 223-1-1, current Record Owner is Infinity Holdings Northeast, LLC), approximately 400' off NYS Route 208. The ground elevation in the area of the cemetery is approximately 30' higher than the proposed first floor elevation of Suite 300.
- e) §235-14.3.C of the Village Code requires that warehouses shall have at least two access drives. The proposed project provides only one access to Route 208. In addition to the proposed access drive, there is an existing driveway access on the south side of the property that is shown as being eliminated in accordance with discussions with the New York State Department of Transportation Permit Field Engineer.
- f) §235 Attachment I (Use Table) indicates that single family detached residential use is not permitted in the ORI District. According to Orange County Tax Records, the 2-bedroom house was constructed in 1867. After receiving Site Plan approval for the existing warehouse and commercial office building in 2016, the property owner received a building permit and renovated the residence. Although there is no modification to the residential structure proposed, a subdivision of the property is desired by the applicant, which would enable sale of the residence

separate from the commercial office and warehouse buildings located in the rear portion of the property. The Zoning Board of Appeals should determine if a variance is needed due to the fact that the subdivision of the property will place the house on a smaller lot.

The Zoning Board of Appeals will hear all persons interested in the proposed Application at the above time and place. Copies of said Application, proposed subdivision map, Environmental Assessment Form and any other relevant information submitted in support of said variance application are available for review at Village Hall at the address stated above.

The Village of South Blooming Grove will make every effort to assure that this Public Hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Village Clerk.

BY ORDER OF THE
ZONING BOARD OF APPEALS
VILLAGE OF SOUTH BLOOMING GROVE