

**Village of South Blooming Grove
Zoning Board of Appeals
Thursday, December 10, 2015
7:30 P.M.**

➤ **Call to order**

- Chairperson Greenberg called to order the Zoning Board of Appeals meeting on December 10, 2015 at 7:35 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:

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

➤ **Adoption of Minutes**

- Motion to accept the regular meeting minutes of the September 24, 2015 made by Member Piampiano and seconded by Member Ayala. 3 Ayes. Motion to accept the public hearing minutes of the September 24, 2015 made by Member Ayala, seconded by Member Piampiano. 3 Ayes.

➤ **Escrow Review**

- Chairperson Greenberg reviewed the ZBA escrow statements and bank statements.

➤ **Correspondence**

- Memo from Kerry Dougherty, Village Clerk requesting to refund the remainder of the escrow accounts for Miami Property Group, Krista Morello, and Remigiusz and Agnes Jakubowski.

➤ **Business**

- David Niemotko, Architect for Maureen Cullen Accessory Apartment application explained the accessory apartment will be for Maureen Cullen. Ms. Cullen is 86 years old and has lived in the area for over 60 years. Her daughter and son-in-law will be occupying the current house as caretakers.
- Cullen Accessory Apartment applicant is requesting rear yard setback variance of 15 feet resulting in a rear yard of 35 feet. The current zoning requirement is 50 feet.
- Seeking approval to increase the floor area for an accessory apartment to 515 square foot.
- Seeking approval to allow for a 95 square foot variance increase in floor area for an accessory apartment.
- Chairperson Greenberg asked for a title search to be completed.
- Chairperson Greenberg stated that a Public Hearing would be scheduled for January 28, 2016 at 7:30pm. Motion to accept made by Member Piampiano, seconded by Member Ayala. 3 Ayes.

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- **Resolution No. 4:** Resolution of Zoning Board of Appeals of the Village of South Blooming Grove (“ZBA”) setting a public hearing date with respect to the review of an application seeking two (2) area variances for real property located at Section 201, Block 5, Lot 9, said property also known as 5 Pecos Court. Motion made by Member Piampiano and seconded by Member Ayala. *3 Ayes.*
- Reviewed the 2016 meeting calendar. Motion to adopt the 2016 meeting calendar made by Member Ayala seconded by Member Piampiano. *3 Ayes.*

➤ **Public Comment**

- None.

➤ **Adjournment.**

- 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