

Village of Bloomingburg, Inc.
13 North Road Bloomingburg, NY 12721
Zoning Board of Appeals Meeting
January 9,2018

Present:

Chairman Yitz Vann

Frank Gerardi

Joel Stroberg

Village Attorney- Alex Smith Esq.

Village Engineer- Tom Depuy, Depuy Engineering

Chairman Yitz Vann opened the meeting with the pledge of allegiance at 7:00pm.

Chairman Yitz Vann asked the members of the board if they all had a chance to review the minutes from the meeting on October 17th, 2017, all members responded yes. Chariman Yitz Vann asked for a motion to approve the minutes from October 17,2017. Board member Frank Gerardi made the motion and was seconded by member Joel Stroberg. All in favor Aye.

Chairman Yitz Vann asked for a motion to open the Public Hearing for Hickory Court. Motion was made by Frank Gerardi and was seconded by Joel Stroberg.

- 1) Hickory Court- Amendment to area variances.

Emily Quinlan introduces herself along with Engineer Tom Olley stating they are both here on behalf of their client representing Hickory Court. Quinlan is steeping in this evening for Robert Rosborough. She states they are requesting area variances for Hickory Court and would like to change the age restrictions on the building from a senior building to be able to house all ages. They are requesting a playground be added to the site plan and the current dumpster location be moved. They explain that there will be no changes to the building or its structure. Attorney Alex Smith reminds the public that the Planning Board had made a motion at their last meeting on September 28, 2017 to be Lead Agency for this project.

Chairman Yitz Vann asks the Public if they have any comments:

Kathy Roemer: The reason the property was made into senior housing was not because the previous owner wanted senior housing but because there was not enough property to do anything else there. There is not enough physical property there to put a playground in. Also, the relocation of the dumpster is so close to the wood line. This is going to bring in rodents and wildlife like bears. I don't even have children and I' am worried about their safety more than the people who live there. Both line the intent of this property that Alex Smith states is true.

Alex Smith: The mention of what you are speaking of is not in any legal record. I can care less of what you think the intent was and what you think is right. I go off facts and what you are stating is not in any of the facts on record. You bring me the facts you are stating in legal records and I will consider it.

Lesleigh Weinstein: What about the meeting room they have downstairs that is illegal. Has the Building Inspector been there yet?

Alex Smith: The Building Inspector is trying to gain access to this building. We are in the process of this. He can not just go on the property and open the doors and go right in. If you bring me something that shows proof of what is happening and come to my office and sign an affidavit, then I have something to go on and I can get an order from the courts to go in.

Kathy Roemer: Do you plan on voting on this tonight? Because I would like to do further research on this before the next meeting.

Chairman Yitz Vann: No, we will not we will take into consideration of all that was discussed this evening and come back to this Public Hearing next month.

Chairman Yitz Vann asked for a motion to adjourn the Public Hearing and come back to it next month on 2/13/2018 at 7:00pm. Frank Gerardi makes the open and was seconded by Joel Stroberg.

Chairman Yitz Vann asked for a motion to open the seconded Public Hearing of the evening for 79 Main Street. Frank Gerardi makes the motion and was seconded by Joel Stroberg.

79 Main Street- Area Variance on Setbacks & Parking

Emily Quinlan again states he and Mr. Tom Olley are both here representing the property owner of 79 Main Street. Tom Olley explains that 79 Main Street was a hardware store and has been closed for a few years. The owner would like to reopen the building as a retail store. They will not be changing the structure in anyway. It will simply be remodeled and brought up to code inside. Tom Olley explains they need a setback variance because the setbacks lay within the building and have always been that way. They will also need a variance on parking because there are no places to put parking and as in the past the store used road side parking.

Frank Gerardi: What is the upstairs going to be used for?

Tom Olley: The upstairs will be used for retail space as well and the downstairs.

Frank Gerardi: Will the upstairs be brought to code because there are no exits of the building from the upstairs, no fire exits. Will the second floor be reinforced?

Tom Olley: Yes, that is part of the Engineer plans to redo the floors to make them stable and safe.

Lesleigh Weinstein: Is this really going to be a hardware store? What is going in this building?

Tom Olley: Its retail. Retail is retail. It doesn't matter what it is that they are selling. We are here because the building lost its use from not being opened for so many years. It is to my knowledge it will be a hardware store like in the past. We have followed all the State Building Codes (IBC)

Frank Gerardi: What about the parking? You stated street side parking like the past. If that is even granted which there is not supposed to be any street side parking, there is such a minimal amount of space there because of the bus stop there. And what about handicap spots and spaces for the deliveries?

Kathy Roemer: There is no way a truck can pull in on the road there to do a delivery for the store. There is no room for this. Its not like a UPS truck. Big deliveries will take time while they bring the merchandise inside the building. Where are you going to park?

Tom Olley: We are discussing with the owners who purchase the Jeff Bank to be able to use some of the parking there and designate it for the Hardware Store. They have an additional 8 spaces that are over their requirement needed that could be used with their permission.

Alex Smith: We need an answer from the owners on the shared parking before the board can make any decisions.

Tom Olley: We should have an answer in the next few days.

Lesleigh Weinstein: What about bathrooms?

Tom Olley: The same bathroom will be used no more added. It goes by the predated Village zoning codes.

Chairman Yitz Vann asks if there are any more questions? If not, he would like to adjourn the Public Hearing until 2/13/2018 at 7:00pm. Frank Gerardi makes the motion and is seconded by Joel Stroberg.

Chairman Yitz Vann asks for a motion to adjourn Meeting, Frank Gerardi makes the motion and is seconded by Joel Stroberg meeting was adjourned at 7:14pm

Respectfully Submitted By
Blake Call, Village Clerk