

Village of Bloomingburg, Inc.
13 North Road Bloomingburg, NY 12721
Zoning Board of Appeals Meeting
May 7th, 2019

Present:

Chairman Israel Fleischman

Board Members:

Chaim Friedman

Moshe Gancz

Moses Fekete (Alternate)

Village Attorney- Alex Smith Esq.

Village Engineer- Tom Depuy, Depuy Engineering

Absent: Jim Johnson

Moshe Fried

Chairman Israel Fleischman opened the meeting with the pledge of allegiance at 6:02pm.

Chairman Israel Fleischman: I would like to know if all the members had a chance to review the minutes from the last meeting?

Moshe Gancz: I did, I had a few changes that I sent to the Clerk to make which has been done. I will make the motion to approve the minutes.

Chaim Friedman: I will second the motion.

Chairman Fleischman: All in favor; Aye.

Chairman Fleischman: First on the agenda this evening is the Chestnut Ridge Sales Trailer application. I see the applicant is here. Can you please tell the board what you would like to do?

Yehuda Weissmandl: Good evening. I am here to represent the applicant. We would like to put a modular trailer on Chestnut Ridge that we have in storage in Pine Bush. The trailer would be used for sales and marketing for the development. We are looking to resume building by the summer and the trailer would help with potential buyers being able to come and customize their homes. The trailer would be set where we already have water and sewer hook up for future homes.

Alex Smith Esq: Is this one (1) trailer?

Yehuda Weissmandl: It is one set up which comes in pieces. So its 5 pieces that come and connect together that will be placed on blocks.

Alex Smith Esq: How big is each modular or trailer?

Yehuda Weissmandl: It would be 50 ft x 60 ft in total.

Alex Smith Esq: What will be in the trailer again?

Yehuda Weissmandl: It will have a few offices in it. A area for sales where you can pick your cabinets and such, and an area for closing/ sales along with an office for the construction company so they can remove the trailers they have in front of the development now at the side entrance.

Alex Smith Esq: Ok so its 50ft x 60 ft in total so that 3,000 sqft. I am asking because it makes a difference under state law for SEQRA.

Tom Depuy: I need the lateral maps to see where the sewer and water lines lay and where it will be connected.

Yehuda Weissmandl: Option A in the drawing is ideally where we want to place the trailers but in the event the construction company doesn't take their trailers off the property we will have to go with option B.

Tom Depuy: What is going on for parking?

Yehuda Weissmandl: Existing parking is what we are proposing. There is more than enough parking.

Tom Depuy: ADA is my concern. Will there be a ramp?

Yehuda Weissmandl: Yes there will be a metal ramp. That can be removed after we don't need the trailers anymore.

Yehuda Weissmandl: I am asking for flexibility on the location of the trailer either A or B and I will work with the Building Inspector on the location and follow all codes.

Tom Depuy: I can make that a condition. I am more worried about the ADA than anything.

Yehuda Weissmandl: I can assure you it will be there I need it myself.

Alex Smith Esq: How many parking spots for this trailer?

Yehuda Weissmandl: 5 spots.

Alex Smith Esq: Tom, does that need a waiver?

Tom Depuy: I don't believe so.

Alex Smith Esq: What is the time frame for this to be there for ?

Yehuda Weissmandl: I wish I could give an exact time. It will be until all phases of construction are complete. So to be safe I will ask for 2 years temporary and come back to the board for an extension if we need it.

Alex Smith Esq: Ok that works. What about escrow for this application to remove the trailer if the applicant doesn't.

Yehuda Weissmandl: It would be financially unreasonable for me to leave it there.

Alex Smith Esq: I don't see a need for it but does the board want it?

Chairman Israel Fleischman: I don't think it will be necessary.

Tom Depuy: In respect to SEQRA the applicant did write me a narrative that it will not exceed any thresholds.

Alex Smith Esq: SEQRA is not necessary this is a Type (2), whatever the resolution reads is fine.

Chairman Israel Fleischman: Can we vote on this this evening?

Alex Smith Esq: No I need to draft a resolution. You can make a meeting for 2 weeks.

Chairman Israel Fleischman: Ok how is May 21st for the board at 6:00pm?

Board Members All Agree.

Chairman Israel Fleishman: the next application is 78 Main Street.

Alex Smith Esq: Tom and myself still have a lot of unanswered questions, therefore we couldn't come to terms for a resolution. There are two wells that need to be tested that were referred to in the pump test to tell if they will have any impact on this application.

I can draft a resolution but we are waiting for some questions to be answered from the Village Hydrogeologist. Once we receive those answers I have no issues with the resolution being drawn up. We need those answers to protect the environment.

Tom Depuy: I have calls in to them I just need conditions to get the project moving for you.

Alex Smith Esq: The project also needs variances which this board needs to grant.

Tom Depuy: There are 3 front yard and 2 rear yards that are needed. I gave you the list.

Moses Fekete: It is an old building.

Tom Depuy: Yes but the size of the building is an issue and these need to be in the resolution. Also I am still waiting of the CAD drawing doe John Quinn. I requested it and never got it.

Alex Smith Esq: Tom also had questions on lighting and I need an environmental assessment form and it cant be the short one it has to be the long form.

Joe Wollner: I gave all to John Quinn

Tom Depuy: Well John Quinn tells me he is waiting for all this from you Joe, so you might want to call him.

Alex Smith Esq: This board can grant all the variances but we have to list them so this meeting was necessary to have the resolution drafted. We needed to iron a few things out.

Joe Wollner: How long for a resolution?

Alex Smith Esq: If you get me all the things Tom and I need a few weeks. This is a large resolution so it needs to be right, it will take time. Get me what we need and then have the Chairman call me and we can set a meeting when we know we have everything.

Chairman Israel Fleischman: Fair enough lets adjourn this meeting. Can I have a motion.

Moshe Gancz: I will make the motion

Chaim Friedman: I will second it:

Chairman Israel Fleischman: all in favor; Aye.

Meeting was adjourned at 6:34pm

Respectfully Submitted By:

Blake Call, Village Clerk