

Village of Bloomingburg, Inc.
13 North Road Bloomingburg, NY 12721
Zoning Board of Appeals Meeting
February 4th, 2019

Present:

Chairman Israel Fleischman

Board Members:

Chaim Friedman

Moshe Gancz

Moshe Fried

Moses Fekete

Benzio Markowitz

Village Attorney- Alex Smith Esq.

Village Engineer- Tom Depuy, Depuy Engineering

Absent: Jim Johnson

Chairman Israel Fleischman opened the meeting with the pledge of allegiance at 7:02pm.

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

Moshe Gancz: I will make the motion.

Chaim Friedman: I will second the motion.

Chairman Fleischman: All in favor; Aye.

Chairman Fleischman: We have an application that came before the Village BOT that needs to have a recommendation from the ZBA. 6 Old Roosa Gap Road would like to make a zoning change from R1 to NBD. The ZBA does not have the authority for this request. We can simply recommend it to the BOT for their approval. Can I have a motion to approve the recommendation to the BOT?

Moshe Gancz: I will make the motion.

Chaim Friedman: I will second it.

Chairman Fleishman: The next thing on the agenda this evening is a Local Law Recommendation for Side Walk Obstruction. Alex can you please explain the local law and why the ZBA needs to make a recommendation for this law.

Alex Smith Esq: (READS PROPOSED LOCAL LAW)

Chairman Fleishman: I would like a motion to approve the recommendation of this local law.

Chaim Friedman: I will make a motion.

Moshe Gancz: I second it.

Chairman Fleishman: All in favor; Aye

Chairman Fleishman: We have 54-56 Main Street next.

Moshe Fried: I would like to recuse myself from this application as it is my wife's.

(Moshe Fried recuses himself and Benzio Markowitz steps in as acting Board Member)

Chairman Fleishman: ok, the Village Attorney has prepared a resolution.

Alex Smith Esq: Reads Resolution.

Moshe Gancz: I would like to make a motion to approve this resolution.

Benzio Markowitz: I will second this motion.

Chairman Fleishman: All in favor of the resolution for 54-55 Main Street.

Board Members: Aye

(Moshe Fried Steps Back in As acting Board Member)

Chairman Fleishman: Next is 5 North Road.

Chaim Freidman: I am going to recuse myself from this application as it is mine. Benzio Markowitz will continue as an acting Board Member.

Chairman Fleishman: First we need to close the public hearing that was left open for 5 North Road. Can I have a motion to close the Public Hearing?

Moshe Gancz: I will make the motion.

Moshe Fried: I will second it.

Chairman Fleishman: All in favor; Aye

Alex Smith: I have prepared a Resolution for this application. (Alex Reads)

Chairman Fleishman: Can I have a motion to approve this resolution?

Benzio Markowitz: I will make the motion.

Moshe Fried: I will second it.

Chairman Fleishman: All in favor; Aye

Chairman Fleishman: 5 North Road has been approved. The next application on the agenda is 78 Main Street. Can the applicant please come forward.

John Quinn: Hello, my name is John Quinn I am the Engineer for 78 Main Street. We are in the process of completing the water protocol in place by the Village. We have come to an agreement with the Village Engineer and Hydrogeoglist that is acceptable for all parties. We are going to do a 72 Hour pump test at 2.5 gallons per minute. We cannot test in the cold weather, so when the weather clears up a little we will jump right on having that test completed. Site plan we are changing the gym to a Mikvah/ Shull. Variances are necessary. We are asking the ZBA to consider a parking waiver for this application as the Mikvah and Shull will not be used during the same hours as the store fronts that use the current parking lot. There are 73 spaces right now that can be used. If you don't waive it then we would need an additional 21 spaces for new use that would be required. We have enough existing at this time that can be used. We also have the pediatricians office. The pediatricians office will not be used when the Mikvah/ Shull are in use.

Alex Smith Esq: We will need a narrative from the applicant on the parking and an agreement from the other property owners to use the parking for this application to put with the resolution. The narrative will need to have in detail the peak hours of operation as well. SEQR is also going to be required.

Chaim Friedman: Can we vote to waive SEQR on this application?

Alex Smith Esq: No

Tom Depuy: No, you cannot.

Chaim Friedman: I would like to discuss this because I do not agree.

Chairman Fleishman: We can go into executive session.

Moshe Gancz: I will make the motion.

Board Members: Aye. (Went in at 7:32pm. Came Back in active meeting at 7:42pm)

Chris Lester: I have a question. 2.5 gallons per minute per day? That's 1,000 gallons per day. That's all I have to say keep that in mind. A lot of water.

Chairman Fleischman: Ok lets moves to the next application if that is ok. 110 Main Street Bloomingburg Gardens LLC

John Quinn: I am also here for this applicant as well. This is a multi-family development that falls over 3 tax parcels in the Village. The one single dwelling that is right here (points to drawing) will be knocked down) Building #1 we would like to put 4- units. Building #2 will have 6 units for a total of 10 residences. We would put in a new driveway for access with 15 parking spots which is required by code. Applicant will meet all Village Codes for this application. Parking is in the setbacks. There will be sidewalks through the whole project with 2 playground areas for the children. We will of course do the 72 hour water protocol test on this project as well. The sewer will go out to Main Street. There will be all appropriate drainage and grading. We are not seeking any variances on this project at all. We are at 31% coverage which we are allowed to have 35%. They will be two story town houses. We did note that Tom Depuy needs the lighting and landscape plan. We are currently working with Sullivan County to combine the lots as one parcel.

Chairman Fleishman: I would like to open the Public Hearing on this application.

Moshe Ganz: I will make the motion.

Moshe Fried: I will second the motion.

Chairman Fleishman: All in favor; Aye

Chairman Fleishman: Any questions about this application?

Ester Fried: NBD is coverage not unit per acreage. What are the setback laws?

Chaim Friedman: 15ft off right away property line.

Ester Fried: Where is the grass?

John Quinn: It shows on the drawing.

Chaim Friedman: I have a concern with the car parking and where the playground is. We should look at that again. Kids would be like a target.

Ester Fried: I think you should consider putting gates around this little development to keep the kids in. I see then running in them road.

John Quinn: We can defiantly do that.

Chaim Friedman: Entrances need to be 22ft not 20ft

Chairman Fleishman: Anymore comments? Ok, lets keep this Public Hearing open for the next meeting. Can I have motion to adjourn this evening meeting?

Chaim Friedman: I will make it.

Moshe Gancz: I will second.

Meeting was adjourned at 8:07pm

Respectfully Submitted By:

Blake Call, Village Clerk