

Village of Bloomingburg Zoning Board of Appeals
13 North Road - PO Box 341
Bloomingburg, NY 12721
April 27, 2020 Meeting

Meeting held via Zoom

Meeting started at 6:30 p.m. - the meeting was adjourned until 7:30 p.m. due to a scheduling conflict with a project engineer.

Meeting opened at 7:28 p.m.

ZBA members present:

Israel Fleishman - ZBA Chairman
Chaim Friedman - ZBA Member
Moshe Gancz - ZBA Member
Jim Johnson - ZBA Member
Alex Smith, Esq - Village of Bloomingburg Attorney

Chairman Fleishman:

There are 2 new applications before the Board for review:

27-29 and 32 Winterton Road
15 North Road

We will start with the application from Russ Wood on 15 North Road.

Russ Wood:

Alex Smith, Village Attorney:

Before you do that may I suggest we open the public hearing?

Chairman Fleishman:

yes the public hearing is now open.

Russ Wood:

Hello this application is on behalf of my mother Loraine Wood. She has an existing 3 bay garage on the property. We are looking to build approximately a 800 square foot 1 bedroom apartment above the existing garage. The garage is already hooked into the village sewer because there is a bathroom down stairs and currently has electric.

Alex Smith, Attorney:

NB Zone allows this change. A public hearing would be best

Chairman Fleishman:

A Public Hearing is scheduled for May 13, 2020 at 7:00 p.m. a notice will be submitted to the Times Herald Record for publication.

Motion to schedule Public Hearing

Moshe Gancz and Chaim Friedman - all in favor - Aye

Tom DePuy - Village Engineer:

A resolution is not needed if were within county line. Just send the application and information needed to the County.

Chairman Fleishman:

Next application - Winterton Road Project

Is engineer present?

Mr. Berkowitz:

He's just finishing up on his other meeting

Michael Morgante, Engineer Winterton Condos:

Hello I'm Michael the Engineer on the Winterton Road Project. I'm going to give you a quick overview of the project (goes to screen sharing mode)

The site plan is in the NBD zone of the village. The property is located by Winterton Road and Market Street.

The western side of the project will contain 4 townhouse style units, a retaining wall will wrap around the property.

Any questions from the Board?

Alex Smith, Village Attorney:

Yes. How many dwellings does this bring?

Mr. Berkowitz:

4 units per building total of 16 on the western side

Michael Morgante, Engineer Winterton Condos

(eastern side) There will be 2 entrances. 3 buildings each building will contain 4 units total of 12 units. There will be an 8" sewer at the norther end of the property to tie in and connect to the existing sewer of the development (Chestnut Ridge). There will also be an 8" water main from Winterton Road for

the western side project the eastern side will all have their own water source.

Western side of project contains 1 acre of land. There will be catch basins on this side of the project to store and release water back in to the ground.

Eastern side of the project will contain bio-retention all drains will tie into the existing drains on Market Street.

Landscaping plan - will be on a planting schedule

Lighting Plans - there will be LED lights throughout the property to provide enough light for the residence of the condos but also have minimum light "spill over" on the adjacent property/land.

Now I will turn this back over to the Board

Chairman Fleishman:

Thank you Michael

Tom DePuy, Village Engineer:

Thank you Michael.

SECRA is needed. Also a few things a sewer fee is a possibility, a long EAF form will need to be submitted to the County for review 1 form for both projects will be fine, all of the technical issues need to be worked out.

Michael ?, Engineer Winterton Condos

Of course

Are there any other questions for myself or Mr. Berkowitz?

Chaim Friendman:

Nothing besides the Public HEaring

Alex Smith, Village Attorney

Lead agency appointed

Michael Morgante, Engineer Winterton Condos

Thank you very much for your time. Have a good evening

Chairman Fleishman:

Public Hearing motion scheduled for May 13, 2020 at 7:00 p.m.

Motion made by Chaim Friendman, seconded by Moshe Gancz

All in favor - AYE

Chairman Fleishman:

Motion to adjourn meeting

Meeting adjourned

8:30pm