

Village of Bloomingburg, Inc.
13 North Road Bloomingburg, NY 12721
Zoning Board of Appeals Meeting
November 19th, 2018

Present:

Chairman Israel Fleischman

Board Members:

Chaim Friedman

Moshe Gancz

Moshe Fried

Jim Johnson

Moses Fekete

Benzio Markowitz

Village Attorney- Alex Smith Esq.

Village Engineer- Tom Depuy, Depuy Engineering

Chairman Israel Fleischman opened the meeting with the pledge of allegiance at 7:00pm.

Chairman Israel Fleischman: I would like to introduce the new board members as this is our first meeting with the newly formed board. (Introduces all members)

Chairman Israel Fleischman: Since we are a new board and we were not part of the old board we are unable to approve the last meeting minutes as a board from January. We can look over the last Planning Board minutes from June since most of us were members of that board.

Moshe Gancz: I'll make a motion to approve the Planning Board Minutes from June.

Chaim Friedman: I'll second the motion.

Chairman Israel Fleishman: All in favor: Aye

Chairman Israel Fleishman: I would like to make a motion to open the Public Hearing for 132 Main Street, The Learning Tree.

Moshe Gancz: Before you do that I would like to recuse myself since I work for the school.

Chairman Israel Fleishman: Ok, we will come back to this opening this Public Hearing because our Alternate Board Member isn't here yet.

Chairman Israel Fleishman: We have Israel Berkowitz here requesting a recommendation to go before the Village Board of Trustees for a zoning change.

Israel Berkowitz: That is correct, Thank you Chairman. I am requesting a zoning change for two properties on Winterton Road. Both properties are currently in the R-1 zone. I would like to have those properties changes to NBD. The properties are 27-29 Winterton Road and 32 Winterton Road. Both properties are right next to properties that are in the NBD. They are both located right by Market Street and are approximately 2 acres. This will allow me to be able to build a multi-family home oppose to the one family homes that R-1 only allows for. The change to NBD will promote development for the Village

of Bloomingburg. The current zoning map is out dated. Please take a look at the letter that I have submitted to the ZBA & Village Board.

Chairman Israel Fleishman: I would like to make a motion to refer this to the Village Board of Trustee.

Jim Johnson: I don't know why you are here there is nothing for ZBA to do.

Alex Smith, Esq: The code needs to be amended but at this time we have to follow what is in place and the code says the Village Zoning Board needs to send a recommendation for the request to the Village Board of Trustees.

Chaim Freidman: The Village board is the ones who have discretion over this request. We are just simply referring it back to the Village Board. If we don't they can move forward with the request and their process.

Chaim Friedman: I'll make the motion.

Moshe Gancz: I'll second the motion.

Chairman Israel Fleishman: The next order of business is a preliminary hearing for 1 & 3 Cherry Court. Who is here for this application.

Joseph Wollner: I' am here for this application. We the people of our synagogue are in negation of purchasing 1 & 3 Cherry Court from the developer. We are asking that the temporary use on the current synagogue be change to permeant use. The developer has agreed that if we can have the change made from temporary to permeant use and we purchase the building from them they will not request to have another 3 units put in to replace the number that they have already had approved. They will leave as is.

Alex Smith, Esq: There is a little more to this then just what you are requesting. The lost will need to be consolidated and made separate.

Tom Depuy: You need to submit a full application to the board. We just have a request that has a lot of missing pieces to it. There's no issue to the request only that there are many steps that need to be taken then just the ZBA making it a permanent use versus temporary use. I also believe that the Building Inspector AL Dodd has been asking for a site plan documents that haven't been submitted to him. Submit the application in full and we can look at this request further.

Chairman Israel Fleishman: Our Alternate Benzo Markowitz is here, lets open the Public Hearing for 132 Main Street. Can I have a motion to open the Public Hearing.

Chaim Friedman: I'll make the motion

Moshe Fried: I'll second the motion

Moshe Ganz: I'll recuse myself.

Israel Berokwitz: I am here also representing the school this evening. We are requesting that a trailer be put on the property for more classrooms. The school is too small for the amount of children we have here in the Village. We have submitted an example of what the trailer will look like to the board. It is NYS complaint and a safe trailer used for these purposes of a classroom.

Tom Depuy: I have reviewed the application and I have made the necessary comments. I need to know what you're going to be doing for lighting the sewer and so forth. Hoe many of these trailers are you looking to put on the property?

Israel Berkowitz: As many as we can have approved. At this point we don't have the funds to be able to add on to the school it is going to cost a lot of money. We have to figure out that stage of adding an addition.

Tom Depuy: Well that's not going to happen. We cant allow for a large numbers of trailers on the school property. First off we have to amend the Village Code because no trailers are allowed in the NBD.

Israel Berkowitz: Pine Bush has many trailers on their school grounds.

Tom Depuy: First off Pine Bush is a public school. Public Schools are exempt from the Zoning Code, the Learning Tree is not a public school there for you have to follow the zoning codes. I would have to agree to maybe 2 trailers with a temporary use of them with maybe a 1x extension. But you have to think about long term here. We cannot allow the trailer to be long term. The site plans for the school will need to be update reflecting the trailers. I need to see where the lights will be hooked up to the sewer too. How long it will be there for. Its not going to be permanent. So we need to come up with a time frame.

Jim Johnson: I don't think this is a good idea. I never did. It so dangerous over in that area with the cars coming up the road and the firehouse there. When the is a call they come flying in. It's just not safe. You need to think about safety of your children. Trailers are not safe. Did you ever hear of the school out there on 17k ? A freak tornado went through a brick school. What do you think would happen to your trailers you want to put in there.

Chairman Israel Fleishman: ok that's enough for this evening we will keep the Public Hearing open until next meeting. Can I have a motion to adjourn this evenings meeting.

Chaim Friedman: I'll make the motion.

Benzo Markowitz: Ill section the motion.

Meeting was adjourned at 7:24pm

Respectfully Submitted By:
Blake Call, Village Clerk