

MONROE TOWN BOARD MEETING MINUTES

— 01/23/2018

Tuesday, January 23, 2018)

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Members present

Abe Muller, Chairman - Jonas Hoffman, Joseph Davis, Robert O'Neill, Seth Bader, Michael Murphy

1. Welcome

Procedural: 1.01 Point out All Fire Exits

Procedural: 1.02 Pledge of Allegiance

2. Review/Approve Minutes

Action, Action (Consent): 2.01 September 26, 2017

Chairman Hoffman made motion to approve September 26, 2017 minutes

Member Davis Seconded

Aye: Member Davis, Member Muller, Member O'Neil, Member Bader, Chairman Hoffman.

Action: 2.02 October 24, 2017

Chairman Hoffman made a motion to approve October 24, 2017 minutes

Member Muller seconded.

Aye: Member Muller, Member Davis, Member Bader, Member O'Neil, Chairman Hoffman

Action: 2.03 November 28, 2017

tabled to next meeting February 27, 2017 **3. New Business**

Discussion, Information: 3.01 Petillo-Decossard

Kimberly Petillo-Decossard applicant here for discussion.

Applicant discribed why an area variance was needed for proposed shed placement. The property is a corner lot which gives applicant 2 front yards versus front and side yard. Wants to place shed on corner of driveway closer to Cromwell Road. No other location on property to utilize it as planned use for it. Applicant started preparing area prior to getting permit. Contractor was working on shed pad and retaining wall, when it was brought to their attention that the property has 2 front yards not a side yard. Shed location is within yard setbacks for a side yard, but not for a front yard. No intention to remove any of the trees in that area. Primary use of shed is for storage of bikes, snow blower, and toy overflow. No electricity will be needed.

Attorney David MacCartney explained to Chairman Hoffman that the application seems complete, this is a Type II action no SEQRA is needed. If the Board wishes this application can be scheduled for a Public Hearing.

Public Hearing was scheduled for February 27, 2018 Discussion, Information: 3.02 Edwards (J Squared)

Paul Edwards applicant
Michael Morgante representative

Applicant reviewed why a 280-A variance was needed for the property in question. Applicant wishes to build 2 single family dwellings on the proposed lots. Permits already obtained for connection to the sewer by Moodna. One of the driveways will be constructed to assist with a turn around area for emergency vehicles. Size of current gravel road is 18' wide.

Chairman requested letter from Fire Department stating proposed road access is acceptable for them.

Chairman requested to see sewer and drainage permits at next meeting.

Attorney MacCartney asked for explanation regarding J Squared on application but Paul Edward as owner. Mr. Edward explained he is the president (sole owner) of J Squared, but he as an individual owns said property.

Public Hearing was set for February 27, 2018.

GML239 referral letter needs to be sent to OCDP with full copy of plans and application set of plans and application need to go to Town of Chester. Action: 3.03 Review and Approve 2018 Meeting Schedule

Chairman Hoffman made a motion to approve 2018 ZBA meeting schedule
Member Davis seconded.

Aye: Member Davis, Member Muller, Member Bader, Member O'Neil, Chairman Hoffman 4.

Adjournment of Meeting

Action: 4.01 Adjournment of Meeting

BE IR RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting at 8:17 pm.

Motion by Chairman - Jonas Hoffman, second by Abe Muller.

Final Resolution: Motion Carries

Yea: Abe Muller, Chairman - Jonas Hoffman, Joseph Davis, Robert O'Neill, Seth Bader

Abstain: Michael Murphy