

Town of Monroe Zoning Board of Appeals Meeting MINUTES

— 02/27/2018

Town of Monroe Zoning Board of Appeals Meeting (Tuesday, February 27, 2018)

Generated by Norinne McSweeney

Members present

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

Absent

Joseph Davis

1. Welcome

Procedural: 1.01 Pledge of Allegiance

Procedural: 1.02 Point out All Fire Exits

2. Review/Approve Minutes

Action: 2.01 November 28, 2017

3. Public Hearings

Action, Discussion, Information: 3.01 Petillo-Decossard (Z023-2018) SBL: 7-1-99.3

Kimberly Petillo-Decossard applicant

Mrs. Petillo-Decossard reviewed why she is before the Board for a variance to build a shed in her side/front yard off the driveway. Proposed location most useful and doesn't impact neighbors, will be adding more trees to the area for added coverage. Can't see full shed from Cromwell only the roof, Mrs. Petillo-Decossard feels it won't upset the "asthetics of the neighborhood" and she stands by that statement. Board reveiwed the permit refusal letter from the Building department which is what brought this application to the ZBA.

Chairman asks for any body from the public wish to speak. Two neighbors spoke Mr. Tom Sikorski questioned how high the retaining wall would be and how much above retaining wall would the shed be. Spoke about the tree coverage. Trees will be replaced along the back of the property. Ask about any other outer buildings, response was this was it. Mr. Tom Ammons general statement that the changes that have been made are very tasteful and was brought to my attention prior to any tree removal or changes being made. On going communication between neighbors and I making an effort to perserve the privacy and beautify the house and area.

Public hearing closed.

The Board reviewed the 5 factors required.

Review of the 5 factors:

1. Whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance. 2. Whether the benefit sought by the applicant can be achieved by some method which will be feasible for the applicant to pursue but would not require a variance. 3. Whether the requested area variance is substantial. 4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. 5. Whether an alleged difficulty is self-created.

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby opens the Public Hearing for Petillo-Decossard at 7:45 pm.

Motion by Chairman - Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

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

Abstain: Michael Murphy

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby closes the Public hearing for Petillo-Decossard at 8:15 pm.

Motion by Chairman - Jonas Hoffman, second by Seth Bader.

Final Resolution: Motion Carries

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

Not Present at Vote: Michael Murphy

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby approves the variance for Petillo-Decossard with the following conditions 1) placed in this location only, 2) 20x 12 x 10' 6" as described by Mr. Maldonado, Building Inspector, refusal letter, 3) can not be inhabitable.

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

Final Resolution: Motion Carries

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

Abstain: Michael Murphy

Discussion: 3.02 55 Seven Spring Road (Z025-2018) SBL:1-1-11.22

Joel Mann represented the applicant
explained applicant was before the Zoning Board in 2015/2016 right before moratorium
also explained that prior to the new zoning law this property was a preexisting non-conforming lot

applicant is proposing to have 36.6% lot coverage where zoned for a maximum of 15% it is currently 22%

lot size has for new One SR 10 is 1 acre 43560 sq. ft. current lot is 40,000 sq.ft. which was fine in RR3

would like the application and plans sent to the Town Engineer for review regarding the septic location to neighboring well

proposed house would be attached to current house making current structure additional rooms for the house

There is a pool, pond, and a concrete patio

existing house footprint will remain the same

The applicant was set for Public hearing for next month March 27, 2018.

Action, Discussion, Information: 3.03 J Squared (Edwards) (Z16-015) SBL: 13-9-13,14

Michael Morgante Project Engineer

Paul Edward - J Squared Enterprise

Mr. Morgante read into record the emailed received by the FireChief for the Town of Monroe

Mr. Morgante showed the proper permits for Moodna

No response from OCDP

No response nor required from the Town of Chester

Board is requesting clarification from the FireChief regarding conditions for Emergency Vehicles

Member Bader questioned who maintains the road? Paul Edward responded that there is a verbable agreement between the neighbors.

Board members reviewing plans dated 3/2/16 (prepared prior to the moratorium, page 1 existing plan, page 2 proposed site plan, page 3 & 4 not described

Further discussion regarding the condition of Mountain Ave.

Reach out to Fire Chief again for clarification on his email regarding site visit.

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby opened the public hearing for J Squared at 8:37 pm

Motion by Chairman - Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

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

Abstain: Michael Murphy

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby hold over the public hearing until next months meeting for J Squared at 9:10 pm.

Motion by Chairman - Jonas Hoffman, second NONE.

4. New Business

Discussion, Information: 4.01 Monroe Bus (Z001-2017) SBL: 1-2-11.12

Joel Mann representation

Zoning code change has made this LI so the bus parking is a permitted use will be going before the Planning Board first and then will be returning for area variances only

5. Adjournment of Meeting

Action: 5.01 Adjournment of Meeting

BE IR RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting at 9:40 pm.

Motion by Chairman - Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

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

Abstain: Michael Murphy