

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 02/27/2024

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, February 27, 2024)

Generated by Norinne McSweeney

Members Present:

Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

Members Absent:

Marci Daniel

Board Counsel:

David MacCartney, Esq.

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

2. Continued Public Hearing

Action, Discussion: 2.01 **Chris Robinson** (Z081-2023) SBL # 34-2-2.1 124 Second Ave, Monroe NY

Chris Robinson - applicant

Mr. Robinson did a recap waiting on the go ahead from Palisades Park

Ms. McSweeney - we are waiting on the GML review and needed to send off to the Palisades Park

- I have been working with someone from Palisades Park Commission and they need a survey showing the encroachment Mr. Robinson is working with his surveyor to get this information.

Mr. Robinson - the stones are about 1-2 feet high keeping back the 3/4 stone at the base of the pool.

Chairman Postiglione - need to wait to hear from the surveyor and Palisades.

continued the public hearing until March 26th

3. New Project

Action, Discussion: 3.01 **CV Associates** (Z087-2024) SBL # 24-2-46 71 Talbot Road, Monroe, NY

Held over applicant called unable to attend meeting

Action, Discussion: 3.02 **Remmy Burdiez & Yolyn Almonte** (Z086-2024) SBL # 15-4-29 234
Park Terrace Monroe, NY

Remmy Burdiez

Yolyn Almonte

Ms. Almonte - we are hear to get our Pool approved we are over on lot coverage

Member Thau - you need 15,000 sq/ft you have 13,804 and then the front yard setback calls for 40 ft and the pool is located at 17 ft off the property line

lot coverage max is 25% you have 41.3%

Chairman Postiglione is the pool already up? Did you have a permit for it?

Ms. Almonte - yes the pool is up and no permit. We put it up during covid it was therapeutic to my father in law at the time

Chairman Postiglione - non of this is preexisting is it?

Mr. MacCartney the lot area would be preexisting. He needs lot area, front yard and lot coverage but we can't tell lot coverage for 25% is the max and they have 41.3% for a variance of 16.3%

Mr. MacCartney does the pool account for the entire increase from 25% to 41.3%? Was it in compliance before or was it not that without the bulk table it is difficult to determine. What was it prior to the construction of the pool? The bulk table from the Building Inspector just has the existing.

Mr. Burdiez - when we bought the house we were already over 25%.

Member Thau - besides the pool and the wood deck, is there anything else that you have constructed? How long have you had the house?

Mr. Burdiez - no nothing else we purchased it in 2018

Chairman Postiglione - what about the shed?

Mr. Burdiez - we are moving the shed on top of pavers a foot to the one side, when ever everything is done will have a new survey done of the property. The Gazebo will be added to the pavers .

Chairman Postiglione - your saying you don't think the addition is included in the lot coverage?

Ms. Almonte - correct it wasn't on the survey when we bought it 2018. Addition was done in 2010 and it was permitted.

Ms. Almonte when we brought our survey to the Building Inspector we were already over the 25% lot coverage with the house. That was not the survey that he had on file.

Mr. Burdiez that house was already encroaching on the lot line.

Open discussion of the items on the survey, where they are located, what is included in the lot coverage percentage, moving of the gazebo.

There was an original letter that was not submitted, board would like to see that letter.

Chairman Postiglione - do you think that the driveway that crosses over to your property is calculated in your lot coverage?

Mr. Burdiaz - yes it is.

Mr. MacCartney - Do you know how the lot coverage was calculated? How it's broken down?

Member Thau - contact your surveyor and ask for a breakdown of the calculations for lot coverage.

Ms. Almonte we have an area in the back that keeps flooding and we tried everything so now there is loose gravel there, which counts towards lot coverage I believe.

Chairman Postiglione - send everything that we have asked to see to the Secretary before the next meeting so we can review it.

4. Returning Projects

Action, Discussion: 4.01 Town of Monroe Planning Board

Chairman Postiglione - there was a letter from Ms. Franson as to why she didn't attend last months meeting. We will grant her request and reopen the public hearing.

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby makes a motion to reopen the public hearing at the March 26, 2024 meeting.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

Action, Discussion: 4.02 Yirmiyahu Weiss (Z082-2023) SBL # 7-3-2 210 High Street, Monroe, NY

applicant didn't appear for the second time

Action, Discussion: 4.03 Nelson Luciano added at the meeting

Even though the project was not scheduled for this evening the Chairman had the applicant come up to the table.

Chairman Postiglione - you are not on the agenda for this evening.

Mr. Luciano - I thought I was.

Ms. McSweeney - the board asked you for some information at the time of the last meeting and you have not submitted anything to them.

Reach out to Ms. McSweeney to see what was needed, submit and you can be scheduled for the next meeting.

5. Minutes

Action, Discussion: 5.01 **August 22, 2023**

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the August 22, 2023 minutes.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

Action, Discussion: 5.02 **September 26, 2023**

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the September 26, 2023 minutes.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

Action, Discussion: 5.03 **October 24, 2023**

tabled

Action, Discussion: 5.04 **November 28, 2023**

tabled

Action, Discussion: 5.05 **January 21, 2024**

tabled

6. Adjournment of Meeting

Action: 6.01 Adjournment of Meeting

BE IT RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to adjourn the meeting.

Motion by Chip Postiglione, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy