

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 02/28/2023

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, February 28, 2023)

Generated by Norinne McSweeney

Draft

Members present

Kevin Scully, Marci Daniel, Chip Postiglione, Steven Thau, John Seeley

Alternates:

Zachary Murphy

Consultants:

David MacCartney, Esq.

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

2. Returning Projects

Action, Discussion: 2.01 **Lebovitz** (Z077-2023) SBL # 43-1-8 34 Irene Drive Monroe, NY

Pat Hutton MJS Engineering

proposed reconstruction of a residence on Irene Drive existing 4 bedroom home will be torn down and a new 6 bedroom home will be built

41,161 square feet lot required 43,560 square feet

all other set backs required for zoning code are meet

Chairman Postiglione asked for sign sealed survey and the plans for the homes were sent digitally

what was the purpose of the neighboring properties?

Mr. Hutton thought it would be good for you to see character of the neighborhood and have some comparisons to look at

Chairman Postiglione new house going to be nice, but relooking at the original applicant states a single family resident wishes to demolish and replace at the same foot print, but the new house is a much larger footprint, so the application needs to be corrected as to exactly what is being done

still dealing with a non conforming lot still don't have the 43560 Square feet but will be within the required set backs

Mr. Hutton reason for area variance of 2000 square feet

Mr. MacCartney the applicant has stated it is a clerical error needs to be corrected for the application significance of the size of the house

amendment corrects that one item, public hearing can be set

Member Scully what is the variance for the lot coverage now?

Mr. Hutton it is under 15%

Member Daniel I apologize I wasn't hear last month, what is the rationale for tearing down and rebuilding it

Mr. Hutton owner would like a new home

Chairman Postiglione is lot coverage from old to new calculated somewhere on the plans

Mr. Hutton I will get that for you

Member Thau properties within 500 of Kiryas Joel and the inter-community form is marked no that needs to be corrected

application needs to be amended

need to fix the intercommunity form

needs GML 239

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to set a public hearing for March 28, 2023.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Kevin Scully, Marci Daniel, Chip Postiglione, Steven Thau, John Seeley

Action, Discussion: 2.02 **Homeland Towers** (Z073-2022) SBL # 3-1-19.2 24-26 Strauss Lane, Monroe NY

removed

3. Minutes

Action, Discussion: 3.01 November 22, 2022

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the November 22, 2022 minutes.

Motion by Marci Daniel, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Kevin Scully, Marci Daniel, Chip Postiglione, Steven Thau, John Seeley

Action, Discussion: 3.02 January 24, 2023 Minutes

held over

4. Adjournment of Meeting

Action: 4.01 Adjournment of Meeting

BE IT RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting.

Motion by Chip Postiglione, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Kevin Scully, Marci Daniel, Chip Postiglione, Steven Thau, John Seeley