

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 03/28/2023

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

Generated by Norinne McSweeney

Draft

Members Present

Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy (Alt)

Members Absent:

Kevin Scully, Marci Daniel

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

2. Public Hearing

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

Patrick Hutton MJS Engineering

Patrick Hutton Brief Overview:

remove existing 4 bedroom house and replace with 6 bedroom

meets all setback and bulk requirements except for lot area

lot area existing 41161 square feet zone required 43560 square feet

individual well and septic

are variance for the lot

Chairman Postiglione:

application amendment removed reference to same foot print to within the setback

inter-community form corrected to show within 500 Kiryas Joel

lot coverage existing 11.6% new lot 13.4% required 15%

open discussion regarding the original application

it won't be the biggest house but among one of the bigger houses in the area

saying house on the same foot print to be amended and building a larger house on the lot

septic will be fully upgraded

public hearing held open until next meeting on April 25, 2023 waiting for the GML referral to come back

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to open the public hearing.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

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

3. Returning Projects

Action, Discussion: 3.01 **Homeland Towers** (Z073-2022) SBL # 3-1-19.2 24-26 Strauss Lane, Monroe NY

David Kenny Snyder & Snyder Attorney
Vincent Xavier Homeland Towers

Mr. Kenny: update from previous meeting

Homeland Towers Wireless telecommunications facility application for 2426 Straus Lane we have had a second balloon float on March 6th allowing us to get leaf off photos conditions the 2nd balloon test was also for the purpose of doing a visual analysis from a secondary location on the property approximately 50 feet to the northwest of the original location allows there to be some additional trees saved, original 153 trees new location 83 to be removed saving an additional 52 trees
showed photos from the balloon float
showing the different types of poles

Mr. MacCartney quick question we are still waiting for you to advance at Planning Board prior to us having the Public Hearing here correct.

Mr. Kenny original application started here, we had City Scapes review the application they confirmed the need for the site, as this is in the RPO we needed to go to the Planning Board. Hopefully the Planning Board will act on SEQRA on April 18th meeting so we are requesting to be put on the April ZBA agenda to have a public hearing.

Chairman Postiglione do you have a monopole with leaf off fully built out?

Mr. Kenny no but we can get you that.

reviewed various different photos from the balloon floats and a analysis report.

discussed monopine and molopole designs.

Mr. MacCartney there is overlapping jurisdiction on this particular project. This board is to review for a use variance, you are looking for the standard that's going to be applicable 1) has

the applicant established that there is a need for this 2) was the design and location satisfying that need, and 3) is this the least intrusive means of solving the need that's been identified.

public hearing scheduled for April 25, 2023.

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to schedule a public hearing for April 25, 2023.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

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

Action, Discussion: 3.02 **Glenis Reynoso** (Z076-2022) SBL # 29-1-51 701 Lakes Road
Monroe, NY

David Niemotko

2 variances requests

lot width along Lakes Road 7% needed

lot coverage

impervious area calculations January 17th submission

broke down by driveway, dwelling, garage, detached wood deck, pool patio, sports court

net 10 square feet

addition is 10 square feet

provide architectural floor plans that were submitted to building department

additions apply to first & second floor

front lot line required 150 square feet existing 138.8 pre-existing non-conforming

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to set the public hearing for April 25, 2023.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

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

4. Minutes

Action, Discussion: 4.01 **January 24, 2023** Minutes

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of monroe hereby makes a motion to appove the January 24, 2023 minutes.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

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

Action, Discussion: 4.02 **February 28, 2023** Minutes

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the February 28, 2023 minutes.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

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

5. Adjournment of Meeting

Action: 5.01 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 John Seeley.

Final Resolution: Motion Carries

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