

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 04/24/2018

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, April 24, 2018)

Generated by Norinne McSweeney

Members present

Abe Muller, Chairman - Jonas Hoffman, Seth Bader, Peter Lewis

Members Absent:

Robert O'Neill, Joseph Davis, Michael Murphy

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

Procedural: 1.03 Point out All Fire Exits

2. Public Hearings

Action, Discussion: 2.01 55 Seven Spring Road (Z025-2018) SBL:1-1-11.22

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe postpones the Public hearing for 55 Seven Springs Rd until the next month meeting May 22, 2018 as a continuation.

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

Final Resolution: Motion Fails

Yea: Abe Muller, Chairman - Jonas Hoffman, Seth Bader

Not Present at Vote: Robert O'Neill, Michael Murphy, Peter Lewis

3. New Business

Discussion: 3.01 Chaim Parnes - 1 Raywood Dr (Z026-2018) SBL: 43-4-3

held over until May 2018 meeting Discussion: 3.02 Michael Labagh - 200 Monroe Ave (Z027-2018) SBL # 17-9-27.2

Michael LaBagh - applicant

280-A variance for 200 Monroe Ave

area variance and lot variance, rear yard, front yard 1 foot short has already been corrected. Board would like to have a letter from the Fire department regarding emergency vehicles in the area

area has town sewer
per attorney application is complete for the board to continue
plans need to be revised with Crossman and Grossman corrected
What is the nearest public road from your lot - Interlocken per the applicants information
larger area map with public roadways
will have an unfinished basement
suggestions to possibly take some pictures
Monroe Ave has a 40 foot right of way
no road agreement a verbal one
3 homes total on Monroe Ave one on same side one is across the street on smaller lots

Public hearing scheduled for May 22 Discussion: 3.03 Robert & Yolanda Nelson - Hilltop Rd
(Z028-2018) SBL # 24-1-56.2

Robert Nelson applicant

280-A Variance Hilltop Road

earlier variance granted 280-A in November 2013 granted with 4 conditions, applicant must get C/O within 1 year of all conditions being met and within 2 years of approval which expired in November of 2015. Also one in 2010 nothing was completed so it also expired.

Mr. MacCartney asked applicant you are just looking to renew variance, but prior variance didn't need lot area. Applicant believes it is because zoning has since changed that he needs lot area. My advice to the board is to look at the 280-A variance fresh see if any change in circumstances and the area where the applicant wishes to seek connection to Spinnaker Court that is what is before the board.

Chairman asking condition of road from cudlesack to where the intended connection would be. Mr. Nelson said it is gravel road that also leads to the Town's water tower. Mr. MacCartney explained that the board would be looking for details as to how Mr. Nelson proposed to make the connection from his driveway to Spinnaker Court, how wide a road and any improvements that would be made.

Would need some letter from the Fire Chief that the road/area is accessible for the fire equipment.

Board suggests the applicant reach out to an engineer regarding passible and safe roadway.

Public Hearing set for May 22, 2018. 4. Review/Approve Minutes

Action: 4.01 November 28, 2017

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe approves the minutes from the November 28, 2017 ZBA Meeting.

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

Final Resolution: Motion Carries

Yea: Abe Muller, Chairman - Jonas Hoffman, Seth Bader

Abstain: Peter Lewis

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 8:15 pm.

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

Final Resolution: Motion Carries

Yea: Abe Muller, Chairman - Jonas Hoffman, Seth Bader, Peter Lewis