

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 04/28/2020

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, April 28, 2020)

Generated by Norinne McSweeney

Members present Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Austin Seid

Members Absent: Aaron Fried

Consultants:

David MacCartney - Attorney

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

Procedural: 1.03 Point out All Fire Exits

2. Public Hearing

Action, Discussion: 2.01 J Squared - 303 Mountain Rd (Z047-2020) 13-9-11

Paul Edwards owner Michael Morgante PE303 Mountain Ave bulk requirements met, no frontage on a dedicated road Town road well in the rear Open Public Hearing

BE IT RESOLVED, that the Zoning Board of Appeals hereby opens the Public Hearing for J Squared Construction for 3030 Mountain Ave.

Motion by Kevin Scully, second by Austin Seid.

Final Resolution: Motion Carries

Yea: Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Austin Seid

Anyone from the Public wish to speak: Paul Egan 156 Highland Ave. not sure what process is, is the for an authorization to build on that lot Chairman - yes it is he needs a 280-A to build on that lot Mr. Egan - small lot wondering how to place a house on the lot, appearance of the map and plot plan put on screen Board members any questions Closed the Public hearing

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby closes the Public hearing for the J Squared project.

Motion by Austin Seid, second by Peter Lewis.

Final Resolution: Motion Carries

Yea: Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Austin Seid

Board reviewed 5 factors Variance granted by motion BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby grants the 280-A variance to J Squared Construction.

Motion by Peter Lewis, second by Austin Seid.

Final Resolution: Motion Carries

Yea: Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Austin Seid

Action, Discussion: 2.02 Eagleview Estates (Z044-2020) SBL # 18-4-60, 18-4-61

Neal Frishberg - Attorney David Niemojko - Architect Sol Ezra Mike Zengen - Unilock Open the Public Hearing Neal Frishberg - Eagle View applied originally to the Planning Board for a 3 lot subdivision Lot 61 is undersize PB required refer to the ZBA Letter from Building Inspector January 30, 2020 lot coverage determination Area variance now needed Eagle view appealing whether or not permeable pavers constitute a portion of the lot coverage Michael Zengen Unilock 20 years plus offers information regarding permeable pavers described what a permeable paver is open discussion on what permeable pavers are and how they can be used on the project site between the applicants representatives and the ZBA members David Niemojko here for 2 factors 1 Appeal BI decision on permeable pavers 2 Area lot covers variance depends on determination on 1st option being approved Open to the public

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby opens the Public Hearing for Eagle View Estates.

Motion by Kevin Scully, second by Austin Seid.

Final Resolution: Motion Carries

Yea: Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Austin Seid

Cynthia Francis - 404 Lakes Road not in agreement with 3 lot subdivision - her is next door Tina Anastos - 40 Francis Lane not happy with 3 lot subdivision over crowding the area Jim Sikoryak - 41 Francis Lane extremely not happy with 3 lot subdivision he already has water issues without added additional wells to the area his well is in back corner of his lot right next to adjoining site Board members need more to deliberate keep public hearing open prefer not to vote more information on pavers Public hearing remains open until May 26 against applicants wishes

3. Returning Projects

Action, Discussion: 3.01 Kingsville Synagogue (Z046-2020) SBL # 1-1-4.32

David Niemojko - Architect Joseph Curgin - Attorney variance needed for parking in the front yard Looking to have Public hearing set for May 26, 2020 awaiting referral letter from Planning Board attorney BE IT RESOLVED, that the Zoning Board of Appeals hereby set a public hearing for Kingsville Synagogue for May 26, 2020.

Motion by Peter Lewis, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Austin Seid

Action, Discussion: 3.02 Verizon Cell Tower (Z045-2020) SBL # 2-1-36

Scott Olsen applicant looking to have public hearing set for May 26, 2020 Town has hired Cityscapes consultants and they are working on the project at this point Public hearing set BE IT RESOLVED, that the Zoning Board of Appeals hereby set the Public hearing for Verizon on May 26, 2020.

Motion by Kevin Scully, second by Austin Seid.

Final Resolution: Motion Carries

Yea: Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Austin Seid

4. Adjournment of Meeting

Action: 4.01 Adjournment of Meeting

BE IR RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting at 10:30 PM.

Motion by Peter Lewis, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Austin Seid