

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 05/22/2018

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, May 22, 2018)

Generated by Norinne McSweeney

Members present

Abe Muller, Chairman - Jonas Hoffman, Robert O'Neill, Peter Lewis

Members Absent:

Seth Bader, 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

Joel Mann representative

Reviewed the 55 Seven Springs application

process of changing current engineer on the project

trying to reduce footprint

would like an extension for the next meeting BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby grants extension for this project until next month June 2018.

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

Final Resolution: Motion Carries

Yea: Abe Muller, Chairman - Jonas Hoffman, Robert O'Neill, Peter Lewis

Action, Discussion: 2.02 **Michael Labagh** - 200 Monroe Ave (Z027-2018) SBL # 17-9-27.2

Michael LaBagh

showed some pictures to the board that he took of the area of the proposed area

1 color area photo, and 1 page with 3 separate photos submitted, a second page of 3 additional pictures

Board members reviewed the 5 factors

Granted 280-A Variance BE IT RESOLVED, that the Zoning Board of Appeals of the Town of

Monroe opens the public hearing for Michael Labagh at:

Motion by Chairman - Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

Yea: Abe Muller, Chairman - Jonas Hoffman, Robert O'Neill

Abstain: Peter Lewis

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe closes the public hearing for Michael Labagh.

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

Final Resolution: Motion Carries

Yea: Abe Muller, Chairman - Jonas Hoffman, Robert O'Neill, Peter Lewis

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby grants Michael LaBagh the 280-A variance requested.

Motion by Chairman - Jonas Hoffman, second by Robert O'Neill.

Motion Carries

Yea: Abe Muller, Chairman - Jonas Hoffman, Robert O'Neill, Peter Lewis

Action, Discussion: 2.03 **Robert & Yolanda Nelson** - Hilltop Rd (Z028-2018) SBL # 24-1-56.2

Robert & Yolanda Nelson

Review they are here seeking a 280-A Variance to build on their lot on Hilltop road

Prior Deed's requested

2013 280-A variance was granted with 4 conditions to previous owner - since expired

Board asked for the prior deed if possible

Needs more information regarding the right to use Hilltop and Spinaker

need to have access for emergency vehicles prior to any approval

John Broderick - 23 Spruce Ct - There were promises made to current owners

Public comments were heard by the board - Rob Cote - 15 Spinikar Court - review history of property

Neighbors were heard regarding the matter

Some information regarding the property is still wanted by the board, older deeds to show the extra land to gain access to property, was anything dedicated to the Town, Proof of deed to show access to the address

Try to locate prior variances

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe opens the public hearing for Robert & Yolanda Nelson.

Motion by Chairman - Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

Yea: Abe Muller, Chairman - Jonas Hoffman, Robert O'Neill, Peter Lewis

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe to hold over the public hearing for Robert & Yolanda Nelson until the next meeting June 26, 2018.

Motion by Chairman - Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

Yea: Abe Muller, Chairman - Jonas Hoffman, Robert O'Neill, Peter Lewis

3. Adjournment of Meeting

Action: 3.01 Adjournment of Meeting

BE IR RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting at __8:48 pm.

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

Final Resolution: Motion Carries

Yea: Abe Muller, Chairman - Jonas Hoffman, Robert O'Neill, Peter Lewis