

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 05/28/2019

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, May 28, 2019)

Generated by Norinne McSweeney

Members present Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Aaron Fried, Seth Bader

1. Welcome

Action, Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

Procedural: 1.03 Point out All Fire Exits

2. New Business

Action, Discussion: 2.01 Luciano, Nelson (Z037-2019) SBL # 15-4-30

Nelson Luciano applicant there for above ground pool - unaware a permit was needed for above ground pool submitted additional pictures showing pool, deck and fence reviewed security around pool explained rear yard is extremely small fenced in front yard and put pool in front received initial violation in Sept 2018 reference to 2nd driveway along Park Terrace I didn't realize his property was considered a side yard purchased property in 2006 built pool July 2018 applied for building permit September 2018 Denial Letter September 12, 2018 2nd letter from Building Inspector May 1, 2019 permit voided for failure to comply with denial letter dated 9/12/18 Denial letter from Building Inspector shows full timeline of events from July 2018 until current. Building Dept. has a court case open with Mr. Luciano for failure to comply Board is asking for an updated Survey of lot by a licensed surveyor with all improvements made on the property - existing conditions surveyor must have zoning data and bulk table with variance easement for the 2nd driveway - look for the deeds

Action, Discussion, Information: 3.01 Jacob Bickel (Z036-2019) SBL # 1-3-38

Jacob Bickel new material submitted - survey of property Architectural plans removing garage to make additional bedrooms house will have 5 bedrooms and only parking for 2 cars this will be a vacation home only 1 driver in family clarification on the additional 359 sq feet comparison between new deck and old deck parking in front yard which is preexisting non conforming front yard 21.5 rear yard 24.9 w/o deck or 17.5 with deck 50' required Potential lot coverage Scheduled Public Hearing for June 25, 2019 BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to set the Public Hearing for June 25, 2019

Motion by Peter Lewis, second by Seth Bader.

Final Resolution: Motion Carries

Yea: Seth Bader, Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Aaron Fried

Action, Discussion, Information: 3.02 Lutfor Rahman (Z033-2018) SBL # 4-15-3

Mitchell MayerMichael SandorLutfor RahmanMr. Sandor reviewed today's submittal regarding parking in the front yardreached out to the Town Highway Supervisor - via emailwent over the old zoning code and the new zoning code causing this property to be non-conformingChairman Murphy asked regarding storm water drainage mitigation - Mr. Sandor said yes we can do dry wells for roof leadersMr Sandor in the cover letter it was mentioned that we would reduce the driveway at the front to 18' for a 9' parking space and 9' aisle which is a state code. Currently, front driveway is 24' wideMr. MacCartney spoke on the bulk table requirements that were provided, and they were appreciated. He also mentioned he has spoken with the Building Inspector and although the other variances were not needed prior to this situation, going forward all of the variances will need to be noticed in the Public Hearing letter and the Board will need to consider them when making their decisions.So the variances seeking will be Minimum lot area, minimum lot width, front yard, total side yard, lot coverageProposed reduction of driveway is from the right hand sideSchedule for Public Hearing June 25, 2019 BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to schedule a Public Hearing for June 25, 2019

Motion by Seth Bader, second by Peter Lewis.

Final Resolution: Motion Carries

Yea: Seth Bader, Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Aaron Fried

4. Approval of Minutes

Action, Discussion: 4.01 Approval of February 26, 2019 minutes

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby approves the February 26, 2019 minutes.

Motion by Seth Bader, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Seth Bader

Abstain: Aaron Fried

Action, Discussion: 4.02 Approval of April 23, 2019 Minutes

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby approves the April 23, 2019 minutes with edits.

Motion by Peter Lewis, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Seth Bader

Abstain: Aaron Fried

5. Adjournment of Meeting

Action: 5.01 Adjournment of Meeting

BE IT RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting at 8:35 pm.

Motion by Aaron Fried, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Chairman - Michael Murphy, Peter Lewis, Kevin Scully, Aaron Fried, Seth Bader