

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 06/25/2019

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, June 25, 2019)

Generated by Norinne McSweeney

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

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 Brandel, Arna & Saul (Z038-2019) SBL # 6-1-5.2

Arna & Saul Brandel 7 Lucy Road Building Inspector referred you to the ZBA for a shed to close to the property line pre-existing condition never had a building permit for 3 sheds only 2 sheds purchased the house 14 months ago multiple owners shed never realized it was to close to property line 14 inches. Permanent shed with electricity only used for storage adjacent property is owned by Mr. Tony Cardone who is willing to write a letter stating no issue with the location of the shed permits issued 1997 for 2 out of the 3 sheds are the other sheds required to get a variance as well explained house was flooded and was going through a complete renovation and that is when the shed was discovered without a permit. other sheds moved to meet the setbacks just the one remaining for a variance Question as to whether a GML 239 needs to be complete 3. Public Hearing

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

Jacob Bickel purchased property 2 yrs ago planning make renovations at the property make the front of the house even with the garage about 6 feet redo porch in the back pre-existing house with setback issues extension on front of house doesn't make the setback any worse than it already is changing the foot print of the house reason to come before the board with this change requesting change the neighborhood front setback rear setback 24.9 to the foundation requires 50' pre-existing non conforming condition board questioned setback to end of deck or foundation to the house - it is measured to the foundation of the house not the deck clarification on 359 square feet extending deck to cover the length of the ramp - will close deck with railing no steps or ramp will be there review the 5 factors BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby opens the public hearing

Motion by Seth Bader, second by Kevin Scully.

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby close the public hearing

Motion by Peter Lewis, second by Kevin Scully.

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby grants the required variance front yard required 40' to 21.5', rear yard 50' to 24.9'.

Motion by Seth Bader, second by Peter Lewis.

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 Mayer - attorney Michael Sandor - engineer Lutfor Rahman - owner Mr. Mayer reviewed the application Mr. Sandor - denial letter for front yard parking issued by Building inspector 57-51 parking in the front yard additional variances were required as well front yard setback mini lot area in lot width total side yard setback when house was built prior 1954 meet all requirements here before the board as the front yard parking without a permit causing this variance issued driveway is 24 feet wide - minimize particular variance making it a parking space with isle 9 ft plus 5 isle 14 versus the 24 ft currently discussed reduction 10 feet off the right side of the current making more grass area State building code is 9' parking space 9' isle Has anything been submitted with the reduction of parking to 14x28 and a new bulk table if not can you submit something. Which side of the driveway would you be making the reduction on? The right side Curb cut permit. Issued was addressed with Highway Supervisor his response if ZBA approved it he was good with it Open discussion between board members and the applicant and representatives reviewed pictures provided to the board driveway is 24' from property line to planters stairs are 5' BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby opens the public hearing

Motion by Aaron Fried, second by Seth Bader.

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby close the public hearing

Motion by Kevin Scully, second by Aaron Fried.

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby grants the variances stated in the Public Hearing notice as modified during discussion today, June 25, 2019, as: walkway same width of the current path to stairs, paved 12' wide driveway up to the walkway described and centered between 2 pillars, applicant submit plans consistent with above dimensions to the Building Inspector at time of permit application, with extra copies for ZBA and Highway Department. Granting of 6 variances.

Motion by Seth Bader, second by Kevin Scully.

Final Resolution: Motion Carries

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

4. Approval of Minutes

Action: 4.01 May 28, 2019

held over 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 9:30 pm.

Motion by Seth Bader, second by Peter Lewis.

Final Resolution: Motion Carries

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