

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 06/26/2018

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, June 26, 2018)

Generated by Norinne McSweeney

Members present

Chairman - Jonas Hoffman, Joseph Davis, Michael Murphy, Peter Lewis

Members absent

Bob O'Neill, Seth Bader, Abe Muller

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 **Robert & Yolanda Nelson** - Hilltop Rd (Z028-2018) SBL # 24-1-56.2

new paperwork for the board to review Yolanda went over the papers for the board

schedule A gives access to Hilltop road

Mr. MacCartney reviewed the new papers

Mr. Nelson brought in a larger survey map for the board to review.

Discussion regarding where Nelson will be connecting to a town approved road.

The Nelson's have been told to reach out to the Town Highway department/Fire Chief to discuss access for fire trucks and the width necessary for their driveway

Public hearing remains open until next meeting Action, Discussion: 2.02 **55 Seven Spring Road** (Z025-2018) SBL:1-1-11.22

John Fuller Civil Engineer, Joel Mann Project Manager -

lot area variance

addition to existing property

current property has 22.1% lot coverage which is a pre-existing non-conforming for zone proposed to increase to 27% under 5% increase to the lot

Health department approval is required prior to any building

the original application was before the board prior to the moratorium

the new work on the property would include a new septic system

application was sent to the Town Engineer for review regarding the septic systems location to the neighboring well.

John responded to Marks comments and addressed the issues that came up
there is an encroachment onto the neighboring lot

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe closes the Public hearing for 55 Seven Springs Rd at 8:58 pm.

Motion by Chairman - Jonas Hoffman, second by Peter Lewis.

Final Resolution: Motion Carries

Yea: Chairman - Jonas Hoffman, Joseph Davis, Michael Murphy, Peter Lewis

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby grants the variance with 3 conditions: 1) reduce lot coverage back to the 22.1% , 2) receive OCDH approval for septic and well, 3) encroachment on neighboring property.

Motion by Chairman - Jonas Hoffman, second by Joseph Davis.

Motion Carries

Yea: Chairman - Jonas Hoffman, Joseph Davis, Michael Murphy, Peter Lewis

3. New Business - Referral from Planning Board

Discussion: 3.01 Rudis Romero - Overlook Rd - (2029-2018) SBL # 27-1-7

representative David Niemotko

Review:

accessory apartment, not changing anything on the property except the basement into an apartment.

municipal water and sewer

3 area variances - lot area required 15,000 sq ft actual 14,835 difference 165 sq ft, front yard required 40 feet actual 32.3 difference 7.7 sq ft, and side yard set back code is 15 ft house is 13 feet 2 foot variance,
no major impact to neighborhood

Board questioned how original C/O was issued with above variances. The Zoning code was different then so as a single family home it was fine, but since the applicant wishes to put in an accessory apartment all variances need to be met. All accessory apartments need Planning Board approval. Is it possible to get a copy of the plot plan for this project. Will parking be increased. New area will have 4 parking spaces available.

Public hearing set for July 24, 2018.

4. Adjournment of Meeting

Action: 4.01 Adjournment of Meeting

BE IT RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting at __9:20 pm.

Motion by Chairman - Jonas Hoffman, second by Michael Murphy.

Final Resolution: Motion Carries

Yea: Chairman - Jonas Hoffman, Joseph Davis, Michael Murphy, Peter Lewis