

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 07/26/2022

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, July 26, 2022)

Generated by Norinne McSweeney

Members present

Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

Members Absent: Marci Daniel

Consultant:

David MacCartney

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

2. Returning Projects

Action, Discussion: 2.01 **Homeland Towers LLC & Verizon Wireless** (Z073-2022) SBL # 3-1-19.2 24-26 Strauss Lane Monroe, NY

David Kenny - Attorney Snyder & Snyder

Vincent Xavier - Regional Manager Homeland Towers

one of the comments from Cityscapes and MHE was a request for visuals, so we are proposing to do a balloon test and have photo simulations done.

handout distributed with the proposed viewpoint locations, this map takes into account vegetation for the trees, topography, the blue markings on the map are locations where the tower is expected to be visible

we are asking the planning and zoning board to weigh in on locations and see if they have any other locations they want pictures from

hoping to do balloon test end of August beginning of September

we already have photos taken from leaf off conditions earlier in the year, so it will be a full visual resource evaluation with both leaf on and leaf off conditions

tonight we are looking to see if the board wants any other locations added to the balloon testing - can take that feedback up until the day it is actually being performed

discussion regarding the handout and what can be expected from the balloon test, the map shows existing buildings, where you might actually see the tower, existing terrain, shows the trees and vegetation. It indicates where the tower will be seen from and that is where with the balloon test we will be concentrating on

Some places to consider having included in visual study are parks, gathering places, entrances to nearby residential areas

next submission hoping to have all comments from Cityscapes and MHE completed, and have the end report from the balloon test (which does take a couple of months), at which time we could set the public hearing, we will need the planning board to to act on SEQRA before any actions were taken

there is a shot clock but we are more than willing to work with the boards regarding that it is 150 days from our April filing as long as things are moving forward there will be no issue

does the RPO require a separate use variance or is is within the original use variance? The RPO adds additional requirements that the planning board can impose similar to a special use permit

The planning board would probably be the one to be lead agency and to conduct the full environmental review, the ZBA can and will weigh in if necessary as an involved agency, it would be considered a coordinated review

Action, Discussion: 2.02 **Bekim Cosovic** (Z074-2022) SBL # 13-8-10 327 Mountain Ave Monroe, NY

David Niemotko representing the applicant

question regarding the garage not being included in the variances being sought.

Ms. McSweeney I was asked to speak to the building inspector regarding this matter. The garage is a pre-existing non conforming building, but because there is no work being done to that building there is no variance required.

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to schedule a public hearing for the Bekim Cosovic project for August 23, 2022.

Motion by Kevin Scully, second by John Seeley.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

Absent: Marci Daniel

Action, Discussion: 2.03 **Max Wessels** (Z067-2022) SBL # 7-1-24 3 Cromwell Hill Road, Monroe, NY

David Niemotko - representing applicant

before you prior had a procedural concern that has been cleared up and now before you to request a public hearing on this project for next month

nothing has changed since initial submission

the issue was that the land determination form acknowledged the variance that would be needed for the front yard setback, so it was used as the referral to the ZBA which is not a denial letter, needed to go back and apply for the permit and get true denial letter in order to proceed with the ZBA for a variance

in the referral letter to the board the second paragraph refers to a line that formed 2 lots, is there some form of subdivision planned

no subdivision is planned

in the event one is you would have to return for additional variances from what we are seeing on the plan

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to schedule the Max Wessel project for a public hearing on August 23, 2022.

Motion by Steven Thau, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

Absent: Marci Daneil

3. New Projects

Action, Discussion: 3.01 **Luis Barbosa** (Z075-2022) SBL # 38-10-12 10 Stonewall Road, Monroe, NY

David Niemotko representing the applicant

review of the application we were before the board previously received the variances as requested and never built anything and they have since expired. So we are here asking for an extension on the old approval or a new approval

the project is for a second floor addition to his house. the addition is allowed in the zone, it is an existing non conforming property that needs variances in order for the addition to be done.

lot area variance

front yard

side yard

these were granted in November of 2019 which has since expired

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to schedule Luis Barbosa to a public hearing on August 23, 2022.

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

Absent: Marci Daniel

4. Minutes

Action, Discussion: 4.01 April 26, 2022

held over

Action, Discussion: 4.02 May 31, 2022

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.

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

Absent: Marci Daniel