

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 08/22/2023

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, August 22, 2023)

Generated by Norinne McSweeney

Draft

Members present:

Kevin Scully, Marci Daniel, Chip Postiglione, Steven Thau, John Seeley

Alternate Member

Zachary Murphy

ZBA Consultant:

David MacCartney

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

2. New Projects

Action, Discussion: 2.01 **Nelson Luciano** (Z079-2023) SBL # 15-4-30 78 Cromwell Hill Road
Monroe, NY

removed from the agenda - held over until next month - pending completed tasks

Action, Discussion: 2.02 **Kolakowski** (Z080-2023) SBL # 24-1-38 428-430 Orchard Hill Road
Monroe, NY

Monika Kolakowski - applicant

Richard Crogan - representative

the applicant was replacing a roof received a notice of violation and would need 2 variances
rear yard setback and lot coverage

rear yard is suppose to be 60 ft rear yard required, proposed is 14.7 for 45.5 variance
lot coverage is 15% maximum where existing/proposed is 24.8 so a variance of 9.8% is
needed

these are all existing buildings on the property and are already non-conforming

Chairman Postiglione - did you have a building permit for the work you were doing or how did
it come to a stop work order and how did you know that you needed to get a variance?

Mr. Crogan - she was issued a stop work order then applied for the permit.

Chairman Postiglione - When did you purchase? Did you know about the non-conforming issues at the time of purchase? What building were you working on as there are multiple buildings on this property? which one are you working on?

Ms. Kolakowski - purchased in 2016, yes we were aware of the non-conforming issues when we went to fix the roof. We are working on the back building by the pool adding an attic.

Ms. Kolakowski - working on the one story with an attic.

Ms. Kolakowski there was a roof there, but it was very low. So we raised it. The footprint did not change. Raised it about 8 feet.

Chairman Postiglione you raised the roof in the foyer to enlarge the area.
Do you have any plans on the work being done?

Chairman Postiglione would like to see a copy of the plans for the board to review.

Chairman Postiglione - who did the calculations on the property?

Ms. Kolakowski - Mr. Youngblood

Mr. Crogan - on the front of the property by Talbot Road that parcel was supposed to be given to Ms. Kolakowski
the piece of land .38 should belong to Ms. Kolakowski and would change the lot coverage. In the chain of title that parcel got left out.

Chairman Postiglione - If it is in the title the title surveyor doing a title search with map number on it would of calculated it, right now it just says adjoining.

I hear what you are saying.

Mr. Crogan - I don't think you are. It was supposed to be deeded, but it was not so the surveyor didn't pick it up, because it was not conveyed it is in limbo you would have to go through a legal process in order to capture that land back.

Chairman Postiglione - until that happens I can't look at it and nobody on the board can look at it.

Mr. Crogan understood but that would change lot coverage, but that process would take longer than possibly getting a variance.

Chairman Postiglione - we can only go with what you have presented with the survey.

Mr. MacCartney - the application for the building permit was dated July 2022 why the year and a month until now you're before the Zoning Board?

Ms. Kolakowski - family issues, money issues, getting the survey

Member Scully - you haven't done any building correct? Mr. Crogan no

Member Daniels - how much of the work was completed prior to the stop work order? Ms. Kolakowski about 20%.

Chairman Postiglione - is the property maintained by well and septic or municipal

Ms. Kolakowski - private well & septic, 2 septic's 1 well

Applicant needs to submit updated plans to Building Inspector and the ZBA September meeting will then schedule the public hearing for October.

3. Minutes

Action, Discussion: 3.01 July 25, 2023

held over

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.

Motion by Chip Postiglione, second by Kevin Scully.

Final Resolution: Motion Carries

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