

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 08/28/2018

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, August 28, 2018)

Generated by Norinne McSweeney

Members present

Abe Muller, Chairman - Jonas Hoffman, Robert O'Neill, Seth Bader, Michael Murphy

Absent: Joseph Davis

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

Procedural: 1.03 Point out All Fire Exits

2. New Business

Discussion: 2.01 Tower 21 Estates (Z031-2018) SBL # 1-1-50

David Higgins - Lanc & Tully Engineer for applicant

Denial letter from the Building department for a single family home needs variances:

Lot area 43,560 required w/o central sewer lot proposes 37,634 difference of 5926 sq ft

Lot width 125' required lot proposes 100.64' difference 24.36'

Side Yards 30/60' required lot proposes 17.34/34.6' difference 12.7/25.4

Lot coverage 15% maximum coverage plan proposes 19.5% difference of 4.5%

Garage to house setback Section 57-38 (D) required min. separation 10' plan proposes 7', difference 3'

Applicant to provide driveway easement to enter into the lot via neighbors, submit new plans, make variances as small as possible

Set for Public Hearing October 23rd.

Action, Discussion: 2.02 Sheri Torah Amendment (Z032-2018) SBL # 2-1-21.2

Joel Mann representing the applicant

Extension to the existing boys school located on Larkin Drive been in existence for 12 years new zoning causes schools in current zone

3. Minutes

Action: 3.01 January 23, 2018 Minutes

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby approves January 23, 2018 minutes

Motion by Chairman - Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

Yea: Chairman - Jonas Hoffman, Robert O'Neill, Seth Bader, Michael Murphy

Not Present at Vote: Abe Muller

Action: 3.02 February 27, 2018 Minutes

BE IR RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby approves the February 27, 2018 minutes.

Motion by Chairman - Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

Yea: Chairman - Jonas Hoffman, Robert O'Neill, Seth Bader, Michael Murphy

Not Present at Vote: Abe Muller

Action: 3.03 March 27, 2018 Minutes

BE IR RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby approves the March 27, 2018 minutes.

Motion by Chairman - Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

Yea: Abe Muller, Chairman - Jonas Hoffman, Robert O'Neill, Seth Bader, Michael Murphy

Action: 3.04 April 24, 2018 Minutes

held over 4. Appoint Acting Chair

Action: 4.01 Motion to Appoint Acting Chair

BE IT RESOLVED that the Zoning Board of Appeals of the Town of Monroe hereby appoints Seth Bader as Acting Chair.

Motion by Chairman - Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

Yea: Chairman - Jonas Hoffman, Robert O'Neill, Seth Bader

Abstain: Michael Murphy

Not Present at Vote: Abe Muller

5. Adjournment of Meeting

Action: 5.01 Adjournment of Meeting

BE IR RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting at 8:53 pm.

Motion by Chairman - Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

Yea: Chairman - Jonas Hoffman, Robert O'Neill, Seth Bader, Michael Murphy

Not Present at Vote: Abe Muller