

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 10/23/2018

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, October 23, 2018)

Generated by Norinne McSweeney

Members present

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

Members Absent:

Seth Bader and Robert O'Neill

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

Procedural: 1.03 Point out All Fire Exits

2. Public Hearing

Action, Discussion: 2.01 Sheri Torah Amendment (Z032-2018) SBL # 2-1-21.2 -CANCELLED
application withdrawn Action, Discussion: 2.02 Tower 21 Estates (Z031-2018) SBL # 1-1-50

Dave Higgins Lanc & Tully

John First - Lawyer

Public hearing was opened

David Higgins reviewed the application that they were before the board seeking variance for lot area, lot width, side yard and lot coverage.

Stated lot coverage is less with the new plans at 15.5% then it currently is at 19.5%, required no more than 15%

Applicant will be removing free standing garage and driveway leading to said garage

Necessary to provide a septic system design for Building Department approval

stated a 1973 stamped approval for the driveway easement, it is necessary to provide proof to the board will be down as a condition of final approval

open discussion on above items

Public hearing was closed

Board discussed the 5 factors

Board granted variance with condition

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby opens the Public hearing at 7:42 pm.

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

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby closes the Public Hearing 8:15 pm.

Motion by Chairman - Jonas Hoffman, second by Abe Muller.

Final Resolution: Motion Carries

Yea: Abe Muller, 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 variances with the following condition easement for driveway must be provided prior to issuance of building permit and or certificate of occupancy.

Motion by Abe Muller, second by Chairman - Jonas Hoffman.

Final Resolution: Motion Carries

Yea: Abe Muller, Chairman - Jonas Hoffman, Joseph Davis, Peter Lewis

Nay: Michael Murphy

Action, Discussion: 2.03 Ventsislav Stavrev (Z030-2018) SBL # 34-4-11

David Niemothko Architects representing the applicant

Public Hearing opened

Application reviewed variance needed as a roof was added to an existing concrete patio.

Owner added railings and roof and now needs variance - no building permit was granted prior to roof and railings being added. Needs variance to keep the updates.

Public hearing was closed

Board reviewed the 5 factors

Variance granted with condition BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby opens the Public Hearing at 8:30 pm

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

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby closes the Public hearing at 8:40.

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

Final Resolution: Motion Carries

Yea: Abe Muller, 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 variance with condition that the space not be enclosed or become habitable space.

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

Final Resolution: Motion Carries

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

3. Minutes

Action: 3.01 April 24, 2018 Minutes

postponed 4. Adjournment of Meeting

Action: 4.01 Adjournment of Meeting

BE IR RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting at _8:45 pm_____.

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

Final Resolution: Motion Carries

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