

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 11/22/2022

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, November 22, 2022)

Generated by Norinne McSweeney

Draft

Members present

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

Alternate:

Zach Murphy

Counsel:

David MacCartney. Esq.

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

2. New Project

Action, Discussion: 2.01 **Glenis Reynoso** (Z076-2022) SBL# 29-1-51 701 Lakes Road
Monroe, NY

David Niemotko - representing applicant

preexisting non conforming condition

came to light when we submitted architectural plans for 2 additions to be added on to the
house to the building department

north of the house the other is the south

north 440 sq ft

south 244 sq ft

these additions in themselves not against zoning code but triggered some non-conforming
conditions

1) lot width required 150 linear feet and existing is 138.8 square feet

2) lot coverage required by zone 15% existing lot coverage is 20.4 town of Monroe all
impervious pavement, decks,

the addition to the north covers some of the impervious area already included 447 sq feet so
that is awash

east of the addition equates to addition on the south which is 244 sq ft

so it was paradoxical and yet coincidental that the lot coverage that we are requesting is

pretty much the same any difference is negligible and really non-discernable variance for 20.4 lot coverage that exists and will remain with the 2 additions

Member Scully what is impervious area now

Mr. Niemotko consists of house, deck, driveway,

Mr. MacCartney your removing the driveway area under the north side new addition

Chairman Postiglione do you have the plans arch plans of the addition

Mr. Niemotko yes they were submitted to the building department but we can also submit them to the Zoning board

Chairman Postiglione only 2 comments calculation of the lot coverage who did the calculation would like to see the plans of the new house
work on the calculation of the lot coverage

Member Daniel could you explain what the plans are for addition

Mr. Niemotko the northern addition is an extension of the living room and the southern addition is a bedroom addition and is 2 stories

set the public hearing for the January meeting 24th Kevin, Marci all in favor

BE IT RESOLVED, that the Zoning Board of Appeals hereby makes a motion to schedule a public hearing for the January 24, 2023 meeting.

Motion by Kevin Scully, second by Marci Daniel.

Final Resolution: Motion Carries

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

3. Minutes

Action, Discussion: 3.01 June 28, 2022

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the June 28, 2022 minutes.

Motion by Chip Postiglione, second by Kevin Scully.

Final Resolution: Motion Carries

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

Abstain: John Seeley

Action, Discussion: 3.02 July 26, 2022

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the July 26, 2022 minutes.

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

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

Abstain: Marci Daniel

Action, Discussion: 3.03 August 23, 2022

BE IT RESOLVED, that the Zoning Board of the Town of Monroe hereby makes a motion to approve the August 23, 2022 minutes.

Motion by Chip Postiglione, second by Marci Daniel.

Final Resolution: Motion Carries

Yea: Kevin Scully, Marci Daniel, Chip Postiglione

Abstain: Steven Thau, John Seeley

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.

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

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