

**VILLAGE OF MONROE  
ZONING BOARD OF APPEALS  
PUBLIC HEARING  
November 8, 2021  
Via Zoom**

**PRESENT:** Chairman Baum, Alternate Member Doherty, Member Margotta, Member Gilstrap, Member Zuckerman, Member Czerwinski, and Board Attorney Naughton

Chairman Baum called the meeting to order at 8:00 pm with the Pledge of Allegiance.

**Adoption of Minutes:**

On a motion by Member Czerwinski and seconded by Member Gilstrap it was: **resolved that the minutes for October 12, 2021 be approved with minor modifications.**

**Ayes – 5**

**Nays – 0**

**Absent/Abstaining – None**

**Adoption of Decision for The Pets I Love Veterinary Hospital:**

On a motion by Chairman Baum and seconded by Member Margotta it was: **resolved that the decision for The Pets I Love Veterinary Hospital be approved with minor modifications.**

**Ayes – 4 (Chairman Baum, Members Gilstrap, Margotta and Czerwinski)**

**Nays – 1 (Zuckerman)**

**Absent/Abstaining – None**

Member Zuckerman reviewed the Decision for The Pets I Love Veterinary Hospital and noted minor changes that had to be made. Attorney Naughton will update and resubmit.

Member Zuckerman made a statement: The Decision does not accurately reflect my opinion towards all five variance requests. If the five variances had been voted on separately, as I stated at the meeting, I would have voted Aye as to the three set-back variance requests involving the hospital building and Nay to the 2 variance requests involving the placement of the shed. Since my determination is not specifically delineated in the decision, I am voting against approval of the decision as written.

The meeting dates for 2022 were discussed. The only conflict in the calendar is for November 8, 2022. The November 8, 2022 meeting date is on Election Day. The Village Hall is a polling place. It was decided that the Board adopt all 2022 meeting dates as they now stand and in September or October of 2022 the Board will decide if the November meeting will be left as is or if it will be cancelled or rescheduled.

**Adoption of the Calendar for meetings for 2022:**

On a motion by Chairman Baum and seconded by Member Gilstrap it was: resolved that **the 2022 Zoning Board of Appeals calendar be adopted.**

**Ayes – 5**

**Nays – 0**

**Absent/Abstaining – None**

**Old Business:**

None.

**New Applications:**

For December: 3 Angel Road, 6 Miller Lane, 18 North Main Street, and 251 High Street.

Member Zuckerman stated that the Planning Board has declared themselves the lead agency for the SEQRA review of the action involving 251 High Street. Therefore, the Zoning Board cannot decide its application until SEQRA is complete. Attorney Naughton stated she has not had an opportunity to review the application and supporting documents and may have to contact the Planning Board attorney to review with her. Member Zuckerman stated this was a direct referral from the Planning Board. Chairman Baum asked Attorney Naughton to review and follow up on what needs to be done.

Chairman Baum discussed finding a better way to determine if an application needs a GML review. The Building Department does have an app to determine if a GML review is needed. But, the Zoning Board does not have that option.

On a motion by Chairman Baum seconded by Member Gilstrap it was: **Resolved to adjourn the meeting at 8:33 pm.**

**Ayes – 5**

**Nays – 0**

**Absent/Abstaining – None**

Respectfully submitted,

Rhonda Charles  
ZBA Secretary