

**VILLAGE OF MONROE  
ZONING BOARD OF APPEALS  
MEETING  
NOVEMBER 13, 2012  
MINUTES**

**PRESENT:** Chairman Baum; Members Margotta, McCarthy, Proulx and Vitarelli;

**ABSENT:** Attorney Greenberg and Assistant Building Inspector Jim Cocks

Chairman Baum called the meeting to order at 8:05 pm with the Pledge of Allegiance to the flag.

1. **Approval of Minutes: October 9, 2012 Meeting**

On a motion by Chairman Baum, seconded by Member Margotta it was unanimously: **Resolved, that the Zoning Board of Appeals approve the minutes of the October 9, 2012 meeting.**

**Ayes – 3**

**Nays – 0**

**Abstaining – Member McCarthy and Member Vitarelli (Absent from meeting)**

2. **Approval of the 2013 Meeting Schedule**

Approval of the meeting dates and submission deadlines for 2013 was tabled to the next meeting.

3. **Resolution for Goddard Development Partners IV LLC – 340 Route 17M (T/M 221-1-1&2)**

On a motion by Chairman Baum, seconded by Member Margotta it was unanimously: **Resolved, the ZBA approved the decision, upholding the interpretation of the Building Department, in the application of Goddard Development Partners IV LLC and classify it as a, “Conditional Use,” and therefore site plan approval of the Planning Board is required.**

**Ayes – 4**

**Nays – 0**

**Abstaining – Member Proulx**

4. **Resolution for Hudson Valley Realty & Business Brokers – 558 Route 17M (T/M 220-4-6.1)**

On a motion by Chairman Baum, seconded by Member Margotta it was unanimously:  
**Resolved, that the ZBA approve the decision for an area variance to permit the expansion of a nonresidential building that is nonconforming with respect to the existing side setback, to be used for a Mavis Discount Tire Sales and Service establishment, as modified (original with markups attached).**

**Ayes – 3**

**Nays – 0**

**Abstaining – Member McCarthy and Vitarelli (Absent from meeting)**

**ADJOURNMENT:**

On a motion by Chairman Baum, seconded by Member Margotta, with all in favor, **there being no further business, the meeting was adjourned at 8:40 pm.**

**Ayes – 5**

**Nays – 0**

Respectfully submitted,



Elizabeth A. Doherty  
ZBA Secretary