

**VILLAGE OF MONROE
ZONING BOARD OF APPEALS
MEETING
AUGUST 11, 2020
MINUTES**

PRESENT: Acting Chairman Zuckerman, Member Margotta, Member Gilstrap, Alternate Member Czerwinski; Kelly Naughton, Esq.

ABSENT: Chairman Baum, Member McCarthy, Building Inspector Cocks

Acting Chairman Zuckerman called the meeting to order at 8:11pm with the Pledge of Allegiance to the flag.

**1. APPLICATION: Edwin Morales – Area Variance – 210-3-28.2
The applicant was not in attendance.**

The application of Edwin Morales for an area variance from the requirements of Section 200-26: Accessory Structures. The proposed location of the accessory structure, a pre-engineered carport, is in the side yard (driveway). Accessory structures are permitted within the rear yard only.

The property, which is the subject of said action by the Board, is located in an SR20 Zoning District and is identified as Section 210-3-28.2 on the tax map of the Village of Monroe and is also known as the address 36 Lakes Road.

Please note that this application had been scheduled for March 10, 2020 but was adjourned. The April, May and June ZBA meetings were cancelled due to COVID-19. The adjourned hearing will be held during the Special Public Hearing scheduled for August 13, 2020.

**2. APPLICATION: Commons on the Lake, LLC – Interpretation/Area Variance – 206-2-1.1
The applicant was not in attendance.**

The application of Commons on the Lake, LLC, for a review of the administrative decision of the Building Inspector that an additional 5,700 sq. ft. of medical/office floor area cannot be calculated towards the neighborhood shopping center's floor area limitation of 30,000 sq. ft. If the decision is upheld, the applicant will seek an area variance from Zoning Code §200-5 [Shopping Center, Neighborhood], which limits neighborhood shopping centers to a total of 30,000 square feet in gross leasable floor area. The Applicant is seeking to utilize

the top floor space of the existing neighborhood shopping center for an additional 5,700 sq. ft. of leasable floor area.

The property, which is the subject of said action by the Board, is located in a GB Zoning District and is identified as Section 206-2-1.1 on the tax map of the Village of Monroe and is also known as the address 745 Route 17M.

Please note: This application will be heard during the Special Public Hearing scheduled for August 13, 2020.

3. Adoption of Decision for 208 Business Center, LLC

On a motion made by Acting Chairman Zuckerman and seconded by Member Gilstrap, it was: **Resolved to adopt the decision for 208 Business Center, LLC.**

Ayes – 3

Nays – 0

Absent/Abstaining – Member Margotta (abstain); Chairman Baum and Member McCarthy (both absent)

4. Adoption of Minutes from July 14, 2020

On a motion made by Member Czerwinski and seconded by Member Gilstrap, it was: **Resolved to adopt the minutes of the July 14, 2020 meeting.**

Ayes – 3

Nays – 0

Absent/Abstaining – Member Margotta (abstain); Chairman Baum Member McCarthy (both absent)

5. New Business

There was no new business before the Board.

6. Old Business

a. Steve Reineke

At the July 14th ZBA meeting the passing of Stephen Reineke, attorney for the Village of Monroe Planning Board, was noted. Member Margotta, who was largely absent from the previous meeting due to technical difficulties, expressed his sadness at Mr.

Reineke's passing. He said that Mr. Reineke was a great person who was kind and helpful to others. Acting Chairman Zuckerman agreed and said he was a good friend to the Board. Acting Chairman Zuckerman said, "He was a really nice guy."

b. BMG Litigation

Secretary Doherty noted that the Board had received from Attorney Rick Golden the response from BMG in its litigation challenging the Board's decision.

7. Adjournment

On a motion by Member Margotta, seconded by Member Gilstrap, with all in favor: **There being no further business, the meeting was adjourned at 8:20pm.**

Ayes – 4

Nays – 0

Absent/Abstaining – Chairman Baum and Member McCarthy (both absent)

Respectfully submitted,



Elizabeth Doherty
ZBA Secretary