

**VILLAGE OF MONROE
ZONING BOARD OF APPEALS
MEETING
JANUARY 12, 2021
MINUTES**

PRESENT: Acting Chairman Zuckerman, Member Margotta, Member Gilstrap and Member Czerwinski

ABSENT: Chairman Baum, Building Inspector Cocks, Kelly Naughton, Esq.

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

**1. APPLICATION: Mark Shahid – Area Variance – 231-2-57
Present: None**

The application of Mark Shahid, for an area variance from the requirements of Section 200-26: Accessory structures are permitted in the rear yard only. A proposed accessory structure will be located in the side yard.

The property, which is the subject of said action by the Board, is located in an SR-20 Zoning District and is identified as Section 231-2-57 on the tax map of the Village of Monroe and is also known as the address 3 Gleneagles Court.

This is a continuation of the public hearing on November 10, 2020.

Prior to the start of today's hearing Mr. Shahid was advised that only four Board members would be in attendance. In order for an area variance to be granted there must be three "Yes" votes. If two Board members vote "No" and the other three vote "Yes" the variance will be granted. If only four Board members are in attendance and two vote "No" the variance will, by law, be denied. Mr. Shahid had the option to adjourn his hearing to February 9, 2021 when there may, or may not, be five Board members in attendance. Mr. Shahid chose to adjourn the hearing.

**2. APPLICATION: Shahla Gorovoy – Use Variance – 228-1-48.1
Present: None**

The application of Shahla Gorovoy for a use variance from the requirements of Section 200-62A. The applicant has an existing non-conforming apartment in the third floor. The

applicant would like to alter this space by creating two additional bedrooms and relocating a half-bathroom to create a full bathroom.

The property, which is the subject of said action by the Board, is located in an SR-20 Zoning District and is identified as Section 228-1-48.1 on the tax map of the Village of Monroe and is also known as the address 176 Pine Tree Road, Monroe, NY.

Prior to the start of today's hearing David Niemotko, representative of the applicant, was advised that only four Board members would be in attendance. In order for a use variance to be granted there must be three "Yes" votes. If two Board members vote "No" and the other three vote "Yes" the variance will be granted. If only four Board members are in attendance and two vote "No" the variance will, by law, be denied. After conferring with Ms. Gorovoy, Mr. Niemotko opted to adjourn this hearing to February 9, 2021 when there may, or may not, be five Board members in attendance.

2. APPLICATION: Joel Mann – Area Variance – 202-6-1

Present: None

The application of Joel Mann for an area variance from the requirements of Sections 200-5 and 200-10C. The applicant proposes to subdivide one lot with an existing structure, into three lots; however, the newly formed lots will not conform to all required bulk regulations. For example, one lot will have a 50' front setback, not the required 100' width as stated in the Use and Bulk tables. Additionally, the proposed private road does not meet the definition of street, and is considered a driveway.

The property, which is the subject of said action by the Board, is located in an SR-10 Zoning District and is identified as Section 202-6-1 on the tax map of the Village of Monroe and is also known as the address 296 Schunnemunk Street, Monroe, NY.

This application was sent to Orange County Department of Planning for review per General Municipal Law. The application was sent by email 31 days prior to the hearing date but no response was received. The Zoning Board of Appeals could not hear this case until at least 32 days had elapsed. This application will be postponed to February 9, 2021.

4. ADOPTION OF MINUTES

On a motion made by Member Margotta and seconded by Member Gilstrap, it was:
Resolved to adopt the minutes from the meeting on December 8, 2020.

Ayes – 4

Nays – 0

Absent/Abstaining – Chairman Baum (Absent)

5. **OLD BUSINESS: Change in Start Time**

This item has been on the agenda for a couple of months. Previously Member Margotta, Member Czerwinski and Member Gilstrap stated their preference for keeping the start time as it is. Acting Chairman Zuckerman said that he did not have a preference. Member Gilstrap suggested that Chairman Baum should have an opportunity to speak to it.

This matter was tabled to February 9, 2021.

6. **NEW BUSINESS**

a. **ZBA Applications:** No new ZBA applications were received.

b. **ZBA Class:** Secretary Doherty and Acting Chairman Zuckerman attended a webinar offered by the New York State Department of State prior on Tuesday, January 12, 2021 from 5pm to 7pm titled, "Zoning Board of Appeals Overview." There was no charge for this class. Secretary Doherty said she would distribute the handout from that webinar to the rest of the Board for their information.

7. **ADJOURNMENT**

On a motion made by Member Margotta and seconded by Member Gilstrap, it was:
Resolved to adjourn the public hearing at 8:12pm.

Ayes – 4

Nays – 0

Absent/Abstaining – Chairman Baum (Absent)

Respectfully submitted,



Elizabeth Doherty
ZBA Secretary