

VILLAGE OF MONROE
ZONING BOARD OF APPEALS

Tuesday, July 12, 2022

Via ZOOM

8:00 P.M.

A G E N D A

On September 2, 2021 Governor Kathy Hochul signed into law Senate Bill S50001 to amend the provisions of the Open Meeting Law to permit the Zoning Board of Appeals to meet and take actions authorized by law without permitting in public in-person access, and authorizing such meeting to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.

PLEASE TAKE NOTICE that the Village of Monroe Zoning Board of Appeals will be using a remote meeting protocol for its July 12, 2022 Meeting beginning at 8:00 pm through the use of Zoom, a platform which will enable residents to watch a livestream of the meeting on the platform or to call in and listen to the meeting in compliance with the Open Meetings Law. The link and password to the meeting is posted below.

Topic: Village of Monroe ZBA meeting

Topic: Rhonda Charles' Zoom Meeting

Time: Jul 12, 2022 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87931136182?pwd=MURhZXFEY2x4aVd0S2VvbVNjQ0VFdz09>

Meeting ID: 879 3113 6182

Passcode: 461876

One tap mobile

+16465588656,,87931136182#,,,,*461876# US (New York)

+16469313860,,87931136182#,,,,*461876# US

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 444 9171 US

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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Pledge of Allegiance

1. The application of Joel Mann of BM Associates on behalf of 125 Elm Street LLC, for variances pursuant to the Village of Monroe Zoning Law for the construction and maintenance of motor vehicle repair and paint shop for:

A variance from Section 200-51(N) for:

- 1) Having a motor vehicle repair and paint shop within 200 feet from a public recreation area. The premises is within 89 feet of Crane Park and borders the Heritage Trail.

Variances from Section 200-10 A(1), 200-11, 200-12A and the table of District and Uses and Bulk Requirements for a GB District as follows:

- 1) Having less than the required lot area of 40,000 sq. ft. The applicant is providing a lot area of 14,253 sq. ft. and requires a variance for 25,757 sq. ft.
- 2) Having less than the required lot width of 150 feet. The applicant is providing a lot width of 120.75 feet and requires a variance of 29.25 feet.
- 3) Having less than the required front setback of 50 feet. The applicant is providing a front setback of 23.5 feet to the building and requires a variance for 26.5 feet.
- 4) Having less than the required rear setback of 25 feet. The applicant is providing a rear setback of 5.7 feet to the garage and requires a variance of 19.3 feet
- 5) Having less than the required side setback of 25 feet. The applicant is providing a side setback of 0 feet to the garage and requires a variance of 25 feet.

The property, which is the subject of said action by the Board, is located in the GB Zoning District and is identified as Section 207-1-2 on the tax map of the Village of Monroe and is also known as the address 125 Elm Street.

- a. [Cover Letter](#)
- b. [Submission Package](#)
- c. [Short Environmental Assessment Form](#)

2. Adopt decision for 17 McElroy Place
3. Approve June 2022 minutes
4. Old Business:
5. New Business:
6. New Application: W.C. Lincoln Corp.
7. Adjournment