

**VILLAGE OF MONROE
ZONING BOARD OF APPEALS
PUBLIC HEARING
July 12, 2022
Via Zoom**

PRESENT: Chairman Baum, Members Gilstrap, Zuckerman, Margotta, Czerwinski, Alternate Member Doherty, Board Attorney Naughton, Assistant Building Inspector Debbie Proulx.

Chairman Baum called the meeting to order at 8:01 pm with the Pledge of Allegiance.

125 Elm Street – Public Hearing - Continued

This matter was heard in May and was held over so the applicant could submit an application to the Planning Board.

Joel Mann, from BM Associates, representing the applicant, gave the Board an update. The application was submitted to the Planning Board. The Planning Board strongly suggested that 123 and 125 Elm Street be merged into one property. If that is done less variances will be needed from this Board. There is still work that needs to be done to the site plan before this project can move forward with either Board. Mr. Mann stated he will submit an amended application to the Board when he is ready. Attorney Naughton stated that the public notice would need to be re-published for an amended application. Chairman Baum stated the Board can adjourn this public hearing and will re-notice the public hearing when the amended application is ready to be heard. Mr. Mann agreed with this. Chairman Baum polled the Board to see if anyone objected. No Board members objected.

On a motion by Chairman Baum and seconded by Member Czerwinski it is resolved: **to adjourn the public hearing for the application for 125 Elm Street without prejudice. When the amended application is submitted, the application will be re-noticed for publication and a public hearing will be scheduled at that time.**

Ayes – 5

Nays – 0

Adopt Decision

On a motion by Chairman Baum and seconded by Member Gilstrap it is resolved: **to adopt the decision for 17 McElroy Place with minor changes.**

Ayes – 5

Nays – 0

Abstain – Member Margotta

Approval of Minutes

On a motion by Chairman Baum and seconded by Member Zuckerman it is resolved: **to approve the June 14, 2022 meeting minutes after minor changes.**

Ayes – 5

Nays – 0

Abstain – Member Margotta

Old Business:

Chairman Baum stated that a building approval moratorium was adopted as Local Law Number 7 by the Village Trustees at their June 2022 meeting. The moratorium is for six months with two three-month extensions, if needed. Chairman Baum reviewed the exceptions for what the Board could hear during the term of the moratorium. All applications submitted to the Board will be reviewed by the Board Attorney to determine if they can proceed during the moratorium.

New Business:

None.

New Application:

W.C. Lincoln Corp. application for an appeal will be on the agenda for the August Meeting.

On a motion by Member Zuckerman and seconded by Chairman Baum it was: **Resolved the meeting be adjourned at 8:35 p.m.**

Ayes – 5

Nays – 0