

**VILLAGE OF MONROE
ZONING BOARD OF APPEALS
PUBLIC HEARING
November 8, 2022
Via Zoom**

PRESENT: Deputy Chairman Zuckerman, Member Czerwinski, Alternate Member Doherty, and Assistant Building Inspector Proulx.

Absent: Chairman Baum, Members Gilstrap, and Margotta

Deputy Chairman Zuckerman called the meeting to order at 8:07 pm.

Acting Chairman Zuckerman swore Alternate Member Doherty in as a voting member for this meeting.

Pledge of allegiance.

Deputy Chairman Zuckerman stated that on September 28, 2022 the New York State Health Commissioner declared a State of Emergency due to the Polio outbreak in Rockland and Orange counties. This Emergency Order was extended till December 8, 2022. Based on the State of Emergency which was put in place to curb the spread of Polio, the executive order gives the Board the power to hold Board meetings virtually.

At the October 11, 2022 meeting the Board agreed to hold the November 8, 2022 meeting virtually. A determination for the December 13, 2022 meeting will be made after the status of the Emergency Order is known on December 8, 2022.

Applications:

The application of Ziad Abou El Ardat, for an area variance from the Table of District Use and Bulk Regulations, SR-20 Zoning District, to add a 15' two-story addition to a single-family house which will have less than the required minimum side yard setback of 20' (14.5' is proposed). The property which is the subject of action by the Board is located in SR-20 district and is identified as Section: 230 Block: 2 Lot: 3 on the Tax Map of the Village of Monroe and is known as 97 Fredrick Drive.

Mr. El Ardat submitted an email to the Board secretary requesting a continuation of this item so he can work with an architect to get drawings to present to the Board.

On a motion from Deputy Chairman Zuckerman and seconded Member Czerwinski it was resolved: **That the application of Mr. El Ardat, known as 97 Fredrick drive be continued at the December 13, 2022 meeting.**

Aye – 3

Nay – 0

Absent: Chairman Baum, Members Gilstrap and Margotta

On a motion from Member Czerwinski and seconded by Member Doherty it was resolved: **The 2023 ZBA calendar be approved.**

Aye – 3

Nay – 0

Absent: Chairman Baum, Members Gilstrap and Margotta

On a motion from Member Czerwinski and seconded by Member Doherty it was resolved: **to approve the meeting minutes from October 11, 2022 as drafted.**

Aye – 3

Nay – 0

Absent: Chairman Baum, Members Gilstrap and Margotta

New Application:

11 Hillside Terr:

The applicant has not submitted all the paperwork for the application. Deputy Chairman Zuckerman asked the secretary to reach out to the applicant requesting the paperwork be completed quickly as November 8, 2022 is the last day to submit the paperwork to be added to the December agenda.

Planning Board Application-Spring Hill Apartments:

Deputy Chairman Zuckerman requested Member Doherty to be available for the December 13, 2022 meeting as Deputy Chairman Zuckerman may have to recuse himself from participating in this case.

On a motion from Member Doherty and seconded by Deputy Chairman Zuckerman it was resolved: **to close the meeting at 8:25 pm.**

Aye – 3

Nay – 0

Absent: Chairman Baum, Members Gilstrap and Margotta