

**VILLAGE OF MONROE
ZONING BOARD OF APPEALS**

Tuesday, March 12, 2024

8:00 P.M.

A G E N D A

1. Pledge of Allegiance
2. The Application of 50 Wharton Dr. LLC for an area variance from the Table of District Use and Bulk Regulations, SR-20 Zoning District, to permit three floors for a single-family residence currently under construction, where bulk table allows only two floors. This is being requested to avoid excessive grading and installation of retaining wall. The property which is the subject of action by the Board is located in SR-20 district and is identified as Section: 229 Block: 3 Lot: 5 on the Tax Map of the Village of Monroe and is known as 3 Holland Road.
3. Application of Monroe-Woodbury Islamic Center seeking variances from 1) Section 200-12, Attachment 4 Table of District Uses and Bulk Regulations (as amended by Section 6 of Local Law No. 23 of 2023) to permit a building height of 38' where 30' is the maximum permitted; and 2) Section 200-34(A)(1) (as amended by Section 5 of Local Law No. 23 of 2023) to permit parking between the principal use and street line on which property fronts, to permit the construction, maintenance and use of the property as a Community Place of Worship. The property is located at 1431 Orange Turnpike in the SR-20 Zoning District and designated as Section 231, Block 1. Lot 3.42 on the Tax Map of the Town of Monroe.
4. Approval of Decision for 37 Still Road
5. Approval of Meeting Minutes of September 12, 2023, November 14, 2023 and December 12, 2023
6. New Business.
 - a. No New Applications
 - b. 2024 Calendar
 - c. Webinars for Harassment and Discrimination and for Workplace Violence Prevention.
7. Old Business.
8. Adjournment