

VILLAGE OF MONROE ZONING BOARD OF APPEALS
Tuesday, March 10, 2020
8:00 P.M.

A G E N D A

1. Pledge of Allegiance
2. The application of 208 Business Center, LLC, for an area variance from the requirements of the Table of District Uses and Bulk Regulations. This is a corner lot with two front yards and multiple varied front lot lines. The required front yard setback for a Shopping Center in the GB district is 150', and the application proposes setbacks of 82', 72' and 65'.

The property, which is the subject of said action by the Board, is located in an SR20 Zoning District and is identified as Section 210-3-28.2 on the tax map of the Village of Monroe and is also known as the address 36 Lakes Road.

This is a continuation of the public hearing that was adjourned on February 11, 2020.

[Application](#)
[Rendering](#)

The application of 208 Business Center, LLC, for a review of the Building Inspector's interpretation that this project as a whole is considered a "Shopping Center" and must follow the specific bulk regulations for this use. The minimum front setback required is 150'; the proposed setbacks are 82', 72' and 65'.

The property, which is the subject of said action by the Board, is located in a GB Zoning District and is identified as Section 201-3-3, Section 201-3-4, Section 201-3-7 and Section 201-3-8 on the tax map of the Village of Monroe and is also known as the address 401-403 NYS Route 208 and the address 23-25 Gilbert Street.

[Application](#)

PLEASE NOTE: THE APPLICATIONS ABOVE HAVE BEEN ADJOURNED TO APRIL 14, 2020.

3. The application of 123 Elm St. LLC for an area variance from the bulk requirements and special use requirements of Section 200-51. The application proposes front, rear and one side-yard setback of less than the required distances. In addition, the proposed lot area is 25,264 sq. ft. but the required lot area is 40,000 sq. ft.

The property, which is the subject of said action by the Board, is located in a GB Zoning District and is identified as Section 207-1-3 on the tax map of the Village of Monroe and is also known as the address 123 Elm Street.

This application was originally scheduled for February 11, 2020 but was adjourned to March 10, 2020.

[Application](#)

4. The application of Edwin Morales for an area variance from the requirements of Section 200-26: Accessory Structures. The proposed location of the accessory structure, a preengineered carport, is in the side yard (driveway). Accessory structures are permitted within the rear yard only.

The property, which is the subject of said action by the Board, is located in an SR20 Zoning District and is identified as Section 210-3-28.2 on the tax map of the Village of Monroe and is also known as the address 36 Lakes Road.

[Application](#)

PLEASE NOTE: THIS APPLICATION HAS BEEN ADJOURNED TO APRIL 14, 2020.

5. Adoption of Minutes from February 11, 2020
6. New Business
7. Old Business
8. Adjournment