

**VILLAGE OF MONROE
ZONING BOARD OF APPEALS
MEETING
MAY 8, 2018
MINUTES**

PRESENT: Chairman Baum, Member Margotta, Member Martuscelli, Member McCarthy and Member Zuckerman

ABSENT: Building Inspector Cocks; Kelly M. Naughton, Esq.

Chairman Baum called the meeting to order at 8:00pm with the Pledge of Allegiance to the flag.

**1. Hatov Springs, LLC – Determination – 207-4-15
The applicant was not in attendance.**

A determination pursuant to the requirements of Section 200-62(C) “Change”, to permit the nonconforming use of a building to be changed to another nonconforming use which is of the same or of a more restrictive nature in the URM zoning district. The previous nonconforming use of the property was a laundry service. The proposed use is a retail food store.

The property is located in a URM Zoning District and is Section 207, Block 4, Lot 15 on the tax map.

This is a continuation of the public hearing on April 10, 2018 which was adjourned to give the applicant time to get more information for the Board.

Chairman Baum read for the record a letter received by Mr. Sandor in which Mr. Sandor requested an adjournment of one month for the applicant, Hatov Springs, LLC:

Dear Mr. Baum:

We have been scheduled to appear before the Zoning Board of Appeals May 8, 2018 to further discuss the application for the above referenced project. We respectively request to be rescheduled for the June 12, 2018 meeting in order for my client and I to provide a more thorough response to questions that were asked at the previous ZBA meeting of April 10, 2018.

If you require additional information or clarification, please do not hesitate to contact the undersigned.

*Very truly yours,
MJS Engineering & Land Surveying, PC
Michael J. Sandor, P.E.
President*

On a motion made by Member Margotta and seconded by Member Zuckerman, it was unanimously: **Resolved to adjourn the application until the June 12, 2018 meeting and that any additional information be submitted no later than June 1, 2018.**

Ayes – 5

Nays – 0

Absent/Abstaining – None

ADOPTION OF THE DECISION FOR MICHAEL LOCKE, 40 MIDOAKS STREET – AREA VARIANCE

On a motion by Member Margotta, seconded by Member Martuscelli, with all in favor, it was: **Resolved that the decision be adopted.**

Ayes – 5

Nays – 0

Absent/Abstaining – None

APPROVAL OF MINUTES FROM APRIL 10, 2018 MEETING

On a motion by Member Martuscelli, seconded by Member Zuckerman, with all in favor, it was: **Resolved that the minutes be adopted with minor changes.**

Ayes – 5

Nays – 0

Absent/Abstaining – None

NEW BUSINESS: ZONING BOARD APPLICATIONS

The Board was advised that no new applications were received.

ADJOURNMENT:

On a motion by Chairman Baum, seconded by Member Margotta, with all in favor, **there being no further business, the meeting was adjourned at 8:10pm.**

Ayes – 5

Nays – 0

Absent/Abstaining – None

Respectfully submitted,

A handwritten signature in cursive script that reads "Elizabeth A. Doherty".

Elizabeth Doherty

ZBA Secretary