

VILLAGE OF MONROE
ZONING BOARD OF APPEALS

Tuesday, May 10, 2022

Via ZOOM

8:00 P.M.

DRAFT

A G E N D A

On September 2, 2021 Governor Kathy Hochul signed into law Senate Bill S50001 to amend the provisions of the Open Meeting Law to permit the Zoning Board of Appeals to meet and take actions authorized by law without permitting in public in-person access, and authorizing such meeting to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.

PLEASE TAKE NOTICE that the Village of Monroe Zoning Board of Appeals will be using a remote meeting protocol for its May 10, 2022 Meeting beginning at 8:00 pm through the use of Zoom, a platform which will enable residents to watch a livestream of the meeting on the platform or to call in and listen to the meeting in compliance with the Open Meetings Law. The link and password to the meeting is posted below.

Topic: Village of Monroe ZBA meeting

Time: May 10, 2022 08:00 PM Eastern Time (US and Canada)

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Join Zoom Meeting

<https://us06web.zoom.us/j/8821009999?pwd=dHRqK09mNGFkRlp3cW5TdUM5NXhyUT09>

Meeting ID: 882 100 9999

Passcode: 2r1hWq

One tap mobile

+16465588656,,8821009999#,,,,*574430# US (New York)

+13126266799,,8821009999#,,,,*574430# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 882 100 9999

Passcode: 574430 Find your local number: <https://us06web.zoom.us/j/8821009999>

Pledge of Allegiance

1. The application of Gwen Moore and Steven Loots for variances to permit the maintenance and use of an outdoor bird aviary as follows:
 - a. (200-27.2D) to permit an aviary for approximately 30-35 pigeons on a lot which will have less than the required minimum lot area. The applicant's property is comprised of 10,270 SF and the code requires a minimum lot area of 60,000 square feet for the first such domestic animal; and 20,000 square feet for each additional domestic animal; and 20,000 square feet for each five fowl.
 - b. (200-27.2E) To permit the aviary within 200 feet of any adjacent dwelling.

The property which is the subject of action by the Board is located in SR-10 district is identified as Section: 210 Block: 3 Lot: 24 on the map of the Village of Monroe and is known as 17 McElroy Place.

Attachments:

- a. [Application](#)
 - b. [ZBA Application](#)
 - c. [17 McElroy Lootz Signed](#)
 - d. [Application Tracker Sheet](#)
 - e. [17 McElroy Public Letter 1](#)
 - f. [17 McElroy Support Letter 1](#)
 - g. [17 McElroy Support Letter 2](#)
2. The application of Joel Mann of BM Associates on behalf of 125 Elm Street LLC, for variances pursuant to the Village of Monroe Zoning Law for the construction and maintenance of motor vehicle repair and paint shop for:
A variance from Section 200-51(N) for:
 - 1) Having a motor vehicle repair and paint shop within 200 feet from a public recreation area. The premises is within 89 feet of Crane Park and borders the Heritage Trail.

Variances from Section 200-10 A(1), 200-11, 200-12A and the table of District and Uses and Bulk Requirements for a GB District as follows:

- 1) Having less than the required lot area of 40,000 sq. ft. The applicant is providing a lot area of 14,253 sq. ft. and requires a variance for 25,757 sq. ft.
- 2) Having less than the required lot width of 150 feet. The applicant is providing a lot width of 120.75 feet and requires a variance of 29.25 feet.
- 3) Having less than the required front setback of 50 feet. The applicant is providing a front setback of 23.5 feet to the building and requires a variance for 26.5 feet.

- 4) Having less than the required rear setback of 25 feet. The applicant is providing a rear setback of 5.7 feet to the garage and requires a variance of 19.3 feet
- 5) Having less than the required side setback of 25 feet. The applicant is providing a side setback of 0 feet to the garage and requires a variance of 25 feet.

The property, which is the subject of said action by the Board, is located in the GB Zoning District and is identified as Section 207-1-2 on the tax map of the Village of Monroe and is also known as the address 125 Elm Street.

Attachments:

- a. [Naughton & Torre, LLP – Memorandum](#)
 - b. [Short EAF](#)
 - c. [Submission Package](#)
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3. Decision for 251 High Street
 - a. [Draft Decision – 251 High Street](#)
 4. Approval of April 12, 2022 minutes
 5. Old Business:
 6. New Business: New Local Law
 - a. [Moratorium Local Law](#)
 7. New Application:
 8. Adjournment