

**VILLAGE OF MONROE
ZONING BOARD OF APPEALS
PUBLIC HEARING
via Zoom
FEBRUARY 9, 2021
MINUTES**

PRESENT: Acting Chairman Zuckerman, Member Gilstrap and Member Czerwinski

ABSENT: Chairman Baum, Member Margotta, Building Inspector Cocks, Kelly Naughton, Esq.

Acting Chairman Zuckerman called the meeting to order at 8:08pm with the Pledge of Allegiance to the flag.

1. APPLICATION: Mark Shahid – Area Variance – 231-2-57

Present: None

The application of Mark Shahid, for an area variance from the requirements of Section 200-26: Accessory structures are permitted in the rear yard only. A proposed accessory structure will be located in the side yard.

The property, which is the subject of said action by the Board, is located in an SR-20 Zoning District and is identified as Section 231-2-57 on the tax map of the Village of Monroe and is also known as the address 3 Gleneagles Court.

This is a continuation of the public hearing on November 10, 2020.

Prior to the start of today's hearing Mr. Shahid was advised that only four Board members would be in attendance. In order for an area variance to be granted there must be three "Yes" votes. If two Board members vote "No" and the other three vote "Yes" the variance will be granted. If only four Board members are in attendance and two vote "No" the variance will, by law, be denied. Mr. Shahid had the option to adjourn his hearing to March 9, 2021 when there may, or may not, be five Board members in attendance. Mr. Shahid chose to adjourn the hearing.

2. APPLICATION: Shahla Gorovoy – Use Variance – 228-1-48.1
Present: None

The application of Shahla Gorovoy for a use variance from the requirements of Section 200-62A. The applicant has an existing non-conforming apartment in the third floor. The applicant would like to alter this space by creating two additional bedrooms and relocating a half-bathroom to create a full bathroom.

The property, which is the subject of said action by the Board, is located in an SR-20 Zoning District and is identified as Section 228-1-48.1 on the tax map of the Village of Monroe and is also known as the address 176 Pine Tree Road, Monroe, NY.

Prior to the start of today’s hearing David Niemotko, representative of the applicant, was advised that only four Board members would be in attendance. In order for a use variance to be granted there must be three “Yes” votes. If two Board members vote “No” and the other three vote “Yes” the variance will be granted. If only four Board members are in attendance and two vote “No” the variance will, by law, be denied. After conferring with Ms. Gorovoy, Mr. Niemotko opted to adjourn this hearing to March 9, 2021 when there may, or may not, be five Board members in attendance.

2. APPLICATION: Joel Mann – Area Variance – 202-6-1
Present: None

The application of Joel Mann for an area variance from the requirements of Sections 200-5 and 200-10C. The applicant proposes to subdivide one lot with an existing structure, into three lots; however, the newly formed lots will not conform to all required bulk regulations. For example, one lot will have a 50’ front setback, not the required 100’ width as stated in the Use and Bulk tables. Additionally, the proposed private road does not meet the definition of street, and is considered a driveway.

The property, which is the subject of said action by the Board, is located in an SR-10 Zoning District and is identified as Section 202-6-1 on the tax map of the Village of Monroe and is also known as the address 296 Schunnemunk Street, Monroe, NY.

Prior to the start of today’s hearing, Joel Mann was advised that only four Board members would be in attendance. In order for an area variance to be granted there must be three “Yes” votes. If two Board members vote “No” and the other three vote “Yes” the variance will be granted. If only four Board members are in attendance and two vote “No” the variance will, by law, be denied. Initially Mr. Mann chose to go ahead with his application but changed his mind on the afternoon of the hearing. This application is adjourned to March 9, 2021 when there may, or may not, be five Board members in attendance.

4. **ADOPTION OF MINUTES**

On a motion made by Member Gilstrap and seconded by Member Czerwinski, it was:
Resolved to adopt the minutes from the meeting on January 12, 2021.

Ayes – 3

Nays – 0

Absent/Abstaining – Chairman Baum and Member Margotta (both absent)

5. **OLD BUSINESS: Change in Start Time**

This matter was tabled to March 9, 2021.

6. **NEW BUSINESS: New ZBA applications**

Secretary Doherty informed the Board that an application for a use variance had been received from Nezir Cosovic, 347 North Main Street.

7. **ADJOURNMENT**

On a motion made by Member Czerwinski and seconded by Member Gilstrap, it was:
Resolved to adjourn the public hearing at 8:15pm.

Ayes – 3

Nays – 0

Absent/Abstaining – Chairman Baum and Member Margotta (both absent)

Respectfully submitted,



Elizabeth Doherty
ZBA Secretary