

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

PRESENT: Acting Chairman Zuckerman, Member Margotta, Member Gilstrap and Member Czerwinski (left the meeting at 8:08pm)

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

Acting Chairman Zuckerman called the meeting to order at 8:00pm 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 April 13, 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 April 13, 2021 when there may, or may not, be five Board members in attendance.

3. 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.

This is a continuation of a hearing that was originally scheduled for February 9, 2021. The applicant had requested an adjournment to March because only four Board members were present at the February hearing. Prior to the meeting, the applicant withdrew his application. The applicant submitted new plans to the Building Department not requiring an area variance and containing a proposed private road acceptable to the Building Inspector. The applicant then went before the Planning Board with the new plans on February 15th.

4. APPLICATION: Nezir Cosovic (347 North Main Street)

Present: None

The application of Nezir Cosovic for a use variance. The applicant has a pre-existing non-conforming two-family dwelling. The applicant is proposing a renovation to the basement to create additional living space by adding an additional bathroom which the Building Inspector considers to be an alteration under Section 200-62A.

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 201-5-1 on the tax map of the Village of Monroe and is also known as the address 347 North Main Street, 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. Mr. Niemotko was also advised that one of the Board members would recuse himself from this application. With only three Board members voting all three would have to vote "Yes" in order for the variance to be granted. Mr. Niemotko opted to adjourn this hearing to April 13, 2021.

4. ADOPTION OF MINUTES: February 9, 2021

This matter was tabled to April 13, 2021.

5. OLD BUSINESS: Change in Start Time

This matter was tabled to April 13, 2021.

6. NEW BUSINESS: New ZBA applications

Secretary Doherty informed the Board that no new applications had been received.

7. ADJOURNMENT

On a motion made by Member Margotta and seconded by Member Gilstrap, it was:
Resolved to adjourn the public hearing at 8:14pm.

Ayes – 3

Nays – 0

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

Respectfully submitted,



Elizabeth Doherty
ZBA Secretary