

**VILLAGE OF MONROE
ZONING BOARD OF APPEALS
PUBLIC HEARING
via Zoom
May 11, 2021**

PRESENT: Chairman Baum, Member Zuckerman, Member Margotta, Member Gilstrap and Member Czerwinski; Assistant Building Inspector Debbie Proulx, Esquire Rick Golden

ABSENT: None

Chairman Baum called the meeting to order at 8:04pm with the Pledge of Allegiance to the flag.

Chairman Baum thanked Elizabeth Doherty for her years of service as ZBA secretary. New ZBA secretary Rhonda Charles was introduced.

APPLICATION: Shahla Gorovoy – Use Variance – 228-1-48.1

On a motion by Chairman Baum and seconded by Member Gilstrap, it was **Resolved to adjourn the public hearing to June 8, 2021. Applicant requested adjournment to further gather required information.**

Ayes – 5

Nays – 0

Absent/Abstaining – None

APPLICATION: Nezir Cosovic -Use Variance – 201-5-1

On a motion by Chairman Baum and seconded by Member Margotta, it was **Resolved to adjourn the public hearing to June 8, 2021. Applicant requested adjournment to further gather required information.**

Ayes – 4

Nays – 0

Absent/Abstaining – Member Zuckerman

APPLICATION: Dawn Tomasini on behalf of St. Paul Lutheran Church for an area variance from the requirements of Section 200-42 D (2). The property identified as Section 222-1-4 and is located in the GB zoning district.

Present: Dawn Tomasini

The applicant, St. Paul's Lutheran Church, for an area variance from requirements of Section 200-42 D (2). The applicant is asking for a freestanding sign to be added to the St. Paul Lutheran Church property.

Dawn Tomasini stated that the most popular way to get to St. Paul's Lutheran Church is from 17M. The church covers a large expanse of area and people often drive past the building before seeing the sign for the building. The church would like a 2nd sign to eliminate this problem and to help communicate positive messages and church events to the community. The current sign does not allow for this and does not even have information about church services. This new freestanding sign, traditional in nature, would be mounted on either side by posts. The posts can either be 6 feet or 7 ½ feet height. The sign itself is roughly 7 feet X 4 feet. It is not electric and will display events by using magnetic letters. The church does not want to remove the first monument sign as the people who helped contribute to the monument sign would be offended. From a site document submitted to the board, Chairman Baum stated the sign looked close to the road. Dawn Tomasini did not have the specifics of how close the new free-standing sign would be placed to the road and that the church was willing to discuss the placement of the new free-standing sign. Assistant Building Inspector Debbie Proulx stated she has visited the site and there are already two signs on the property. The second sign is for religious education center. Dawn Tomasini stated that the religious education center sign can be removed as the church feels the new free-standing sign is more important for community outreach. Dawn Tomasini stated that the selection for where the sign should be placed was selected by the architect for the church. Member Gilstrap brought up concerns about how the new free-standing sign will affect the sight lines in and out of the parking lot. Dawn Tomasini stated that the church will put the sign where it needs to be based on what the ZBA wants. Chairman Baum stated the ZBA does not determine where the new free-standing sign will go on the property. The ZBA only approves the sign. The planning board determines where the free-standing sign will go on the property.

Dawn Tomasini stated that the Sacred Heart Church had two free standing signs. Assistant Building Inspector Debbie Proulx stated she looked at the signs at Sacred Heart church and reviewed the building departments records and did not see a permit for the second sign at Sacred Heart Church. Chairman Baum had concerns about setting a precedence for signs.

Dawn Tomasini was asked by Chairman Baum, members Margotta and Gilstrap to supply the ZBA board with specifics such as: the size of the sign being requested, the installation plans for the sign and footage from the road and details about size and setbacks for the current sign. They would also like to know how much area will be under the sign. Picture or renderings were requested. Chairman Baum stated the board would like this information two weeks prior to the next ZBA meeting on June 8, 2021. Dawn Tomasini stated it may not be in her control to get all the information. Chairman Baum stated the board will work with her on the dates for getting the board the information.

Assistant Building Inspector Debbie Proulx was asked by member Zuckerman if the monument sign had a permit. Assistant Building Inspector Debbie Proulx stated she would look for that permit. Dawn Tamsini stated it did and the permit was about 10 years ago.

Chairman Baum stated that the SEQRA environmental impact has already been started for the ZBA and the planning board will need to make its own SEQRA environment impact determination.

Chairman Baum opened the public meeting and noted that no one from the public was in attendance.

On a motion by Chairman Baum, seconded by Member Margotta, it was: **Resolved to classify this action as an unlisted action pursuant to SEQRA and the board as lead agency shall conduct an un-coordinated review of the action.**

Ayes – 5

Nays – 0

Absent/Abstaining –None

On a motion by Chairman Baum, seconded by Member Zuckerman. it was: **Resolved this matter was referred to Orange County Planning and the board received a letter from Orange County Planning that this matter was recommended for local determination and no further action is needed by Orange County Planning.**

Ayes – 5

Nays – 0

Absent/Abstaining –None

On a motion by Chairman Baum, seconded by Member Margotta, it was: **Resolved to adjourn the public hearing to June 8, 2021 so that the applicant can submit the information requested.**

Ayes – 5

Nays – 0

Absent/Abstaining –None

ADOPTION OF MINUTES:

On a motion by member Zuckerman and seconded by member Czerwinski, it was: **Resolved to adopt the minutes from the April 13, 2021 meeting with minor changes.**

Ayes – 5

Nays – 0

Absent/Abstaining –None

OLD Business: Discussion of Chapter 57 of the Village Code

Member Zuckerman stated that he received sheets for updates to chapter 57 of the village code which is the section of local law that deals with the ZBA. Local law 10 of 2019 involves changes to the terms of regular ZBA members as well as terms for alternate members.

Local law 10 of 2019 was passed by the Village Board June 18, 2019 and filed by Department of State on July 11, 2019. The law was adapted but was not included in the updates. The board will need to work with village attorney, Alyse Terhune, to make sure local law 10 of 2019 is included in print and digital copy.

OLD BUSINESS: Change in Start Time

A discussion took place regarding the information received from the survey about changing the meeting date. The ZBA has been meeting on the 2nd Tuesday of the month for the last 30 years. From the survey it looked like Wednesday nights would be a good option. It was discussed if this would be a permanent

change or a temporary change. Assistant Building Inspector Debbie Proulx stated on Wednesday night court takes place in the village hall and sometimes lasts till 9 or 10 at night so it is not feasible to meeting in person on Wednesday nights. There was a discussion on if there is an alternative place to meet but no one seemed sure if there was. Esquire Rick Golden stated New York state regulations for meeting online expire May 27, 2021. It was discussed if the upstairs at the Village Hall could be used. It was determined due to Covid restrictions it could not be used by the ZBA for in person meetings. Chairman Baum stated that this item will be tabled until next month when more information on Covid restrictions and availability for a room are discussed with the mayor. This item will be discussed at the June 8, 2021 meeting when more information in regard to in-person meetings and Covid restriction are known.

Decision on APPLICATION: Mark Shahid – Area Variance – 231-2-57

On a motion by Chairman Baum and seconded by member Margotta it was: **Resolved to adopt decision with minor modifications.**

Ayes – 5

Nays – 0

Absent/Abstaining – None

NEW BUSINESS:

New ZBA Applications – currently there are no new ZBA applications for June 2021.

ADJOURNMENT

On a motion made by member Margotta and seconded by member Czerwinski, it was: **Resolved to adjourn the public hearing at 9:16 pm.**

Ayes – 5

Nays – 0

Absent/Abstaining – None

Respectfully submitted,

Rhonda Charles
ZBA Secretary