

**VILLAGE OF MONROE
ZONING BOARD OF APPEALS
PUBLIC HEARING
July 13, 2021
MINUTES**

PRESENT: Member Zuckerman, Member Gilstrap, Alternate Member Elizabeth Doherty

ABSENT: Chairman Baum, Member Margotta, Member Czerwinski

Acting Chairman Zuckerman called the meeting to order at 8:10pm with the Pledge of Allegiance to the flag.

A moment of silence was observed for former Member Dick McCarthy who recently passed away. Dick was a member of the ZBA board for over 30 years and is remembered for being not only a conscientious member of the board but being a wonderful person.

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

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 this meeting applicant was given a choice to proceed or to adjourn this matter to the August 10, 2021 meeting, as there was not a full board. Applicant decided to adjourn till August 10, 2021.

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

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 this meeting applicant was given a choice to proceed or to adjourn this matter to the August 10, 2021 meeting, as there was not a full board. Applicant decided to adjourn till August 10, 2021.

ADOPTION OF MINUTES:

On a motion by Alternate Member Doherty and seconded by Member Gilstrap, it was: **Resolved to adopt the minutes from the June 8, 2021 meeting with minor changes**

Ayes – 3

Nays – 0

Absent – Chairman Baum, Member Margotta, Member Czerwinski

The board discussed what should be included in the meeting minutes when the five factors for determination were discussed and polled. Member Gilstrap stated he would like a fuller summary of the discussion, especially for all factors found negative. Acting Chairman Zuckerman stated that this is something to be mindful of moving forward but noted in the St. Paul decision to be approved that night the reasons for the negative determinations were included.

St. Paul Lutheran Church Decision

On a motion by Member Gilstrap and seconded by Alternate Member Doherty it was: **Resolved to adopt the St. Paul Lutheran Church decision for a new free-standing sign as the decision is written.**

Ayes – 3

Nays – 0

Absent – Chairman Baum, Member Margotta, Member Czerwinski

NEW BUSINESS:

New ZBA Applications – The Pets I Love Veterinary Hospital was digitally received.

Proposed new signage law for Village of Monroe

Acting Chairman Zuckerman stated that this needs to be discussed with a full board as the wording being proposed is confusing and could be misunderstood. It only involves the ZBA if it decides to notify the public through a temporary sign on the subject property of a land use application having been filed. This authorization is not given to the ZBA in this proposed law only to the planning board. Due to the confusing wording Acting Chairman Zuckerman feels Chairman Baum and ZBA attorney need to review. This will be discussed at the next meeting.

ADJOURNMENT

On a motion made by Member Gilstrap and seconded by Alternate Member Doherty, it was: **Resolved to adjourn the public hearing at 8:48 pm.**

Ayes – 3

Nays – 0

Absent – Chairman Baum, Member Margotta, Member Czerwinski

Respectfully submitted,

Rhonda Charles
ZBA Secretary