

Minutes of
The Zoning Board of Appeals
Public Hearing
Of May 20, 2010

The Zoning Board of Appeals for the Town of Monroe was held at the Monroe Senior Center, 101 Mine Road, Monroe, New York at 7 PM on May 20, 2010.

Present were:

Jerome O'Connell	Board Chairman
Langdon Chapman	Board Attorney
Laura Bollenbach	Board Member
Dennis Linton	Board Member
Jonas Hoffman	Board Member
Alex Rau	Board Member
Elisa Tutini	ZBA Secretary

Agenda Item #1

Frances Lee, 2 Midway Drive, Monroe NY

Mrs. Lee is requesting a temporary variance to convert a garage to a dwelling unit at a cost of \$30K to \$40K.

Board Member Laura Bollenbach asked if there were any estimate on converting the dwelling unit back to a garage.

Mrs. Lee: No.

Bollenbach: Is there a buyer for the house?

Mrs. Lee: No.

Mrs. Lee: The renter would like to stay. The house is a mother / daughter arrangement and is listed as a multiple dwelling.

Board Member Dennis Linton asked how long has the house been on the market?

Mrs. Lee: The house has been on the market for two months.

Board Attorney Langdon Chapman said that it is perfectly legal to keep the unit as it is. The renter can stay or leave.

The unit has separate water and electric and is connected to the sewer system.

845-492-9632

Mrs. Lee said there is a future financial benefit to selling the home as a rental.

Bollenbach: Did your mother pay rent?

Mrs. Lee: No.

Bollenbach: \$850 a month

Board Chairman Jerome O'Connell advised Mrs. Lee that she will be notified by mail within 60 days.

Agenda Item #2

Medical Arts Building

Board Chairman Jerome O'Connell: Are you planning to construct a physician's office?

Yes

O'Connell: How many doctors will practice from this office?

Between 2 and 4

O'Connell: What kind of physicians?

General

O'Connell: GPs, that is, General Practitioners?

Yes

O'Connell: Will there be nurses working at this office?

Yes. Usually 2 to 4 nurses. The owner of the property is checking.

Board Attorney Langdon Chapman: Medical Arts Building will consist of the entire lower level.

Applicant said the lower level as been vacant for years and there has been no use of the area.

The doctors' office would be within walking distance for the families who will visit. This would reduce traffic within the town from families who now must use a bus to visit their doctors.

The owner came to board asking for approval for healthy families.

On 12/8/1992, a building permit was first issued. A Certificate of Occupancy was issued in 1996 for a single family home. A Certificate of Occupancy was issued on 11/22/99 for an additional bedroom on the second floor.

The top floor is residential. The second floor is currently used for religious classes for girls. The school will close and the second floor will be vacant within two weeks. The girls' classes are for 100 girls of high school age.

Applicant submitted 116 mailings and said that all were supportive. Cost of the second mailing was \$1,000.00.

Applicant said that this will be a basic doctors' office and that there is nothing negative about a doctors' office. Everyone will appreciate having this facility available.

Board Chairman Jerome O'Connell and the Board will table this application for 60 days for further investigation.

A motion to adjourn was made by Board Chairman Jerome O'Connell, seconded by Dennis Linton, and approved unanimously by the Board.