

Tuesday, January 28, 2025
TOWN OF MONROE ZONING BOARD OF APPEALS

Town of Monroe
1465 Orange Turnpike
Monroe, NY 10950
7:00 PM

1. Welcome

Subject :	1.01 Roll Call
Meeting :	Jan 28, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	1. Welcome
Type :	Procedural
Subject :	1.02 Pledge of Allegiance
Meeting :	Jan 28, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	1. Welcome
Type :	Procedural

Public Content

Subject :	1.03 Fire Exits
Meeting :	Jan 28, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	1. Welcome
Type :	

2. 2025 Appointments

Subject :	2.01 Appointing of ZBA Attorney for 2025
Meeting :	Jan 28, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	2. 2025 Appointments
Type :	Action, Discussion

Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby makes a motion to appoint the firm of Ferrick, Nugent & MacCartney with David MacCartney as our principal attorney for the ZBA for the term of January 2025 - December 31, 2025.

Motion by Chip Postiglione, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

Subject :	2.02 Appoint Deputy Chairman
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Meeting : Jan 28, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 2. 2025 Appointments

Type : Action, Discussion

Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to appoint Steve Thau as the Deputy Chairman of the ZBA.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

Subject : 2.03 Approve the 2025 ZBA Meeting Schedule

Meeting : Jan 28, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 2. 2025 Appointments

Type : Action, Discussion

Recommended Action : BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to accept the ZBA meeting schedule.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

3. New Public Hearing

Subject : 3.01 Suta Qosaj (Z094-2024) SBL # 11-7-47 207 Sunset Terrace, Monroe, NY

Meeting : Jan 28, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 3. New Public Hearing

Type : Action, Discussion

Recommended Action : BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby makes a motion to open the public hearing.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Fails

Not Present at Vote: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby makes a motion to close the public hearing.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby makes a motion to grant the variance with all the usual conditions of payment of fees, compliance with the laws, rules and regulations and follow the submitted plans.

Motion by Chip Postiglione, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby makes a motion to direct the attorney to draft a resolution and the Chairman to sign.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

4. Returning Public Hearing

Subject :	4.01 Luciano, Nelson (Z079-2023) SBL # 15-4-30 78 Cromwell Hill Road, Monroe, NY
Meeting :	Jan 28, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	4. Returning Public Hearing
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to close the public hearing.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the variance with the standard conditions of payment of all fees, compliance with all the laws, rules and regulations and following the submitted plans January 5, 2025.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to have the attorney draft a resolution for the Chairman to sign.

Motion by Chip Postiglione, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

5. Returning Projects

Subject : 5.01 Home Depot (Z096-2024) SBL# 2-1-31.2 Larkin Drive, Monroe, NY

Meeting : Jan 28, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 5. Returning Projects

Type : Action (Consent), Discussion

Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to set a public hearing for February 25, 2025.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy

6. New Projects

Subject : 6.01 Camille Tokerud (Z096-2025) SBL # 58-1-1.2 112 Osseo Park Rd, Monroe NY

Meeting : Jan 28, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 6. New Projects

Type : Action, Discussion

Subject : 6.02 Kevin Donoghue (Z097-2025) SBL # 20-10-22 98 Osseo Park Rd, Monroe, NY

Meeting : Jan 28, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 6. New Projects

Type : Action, Discussion

7. Minutes

8. Adjournment of Meeting

Subject : 8.01 Adjournment of Meeting

Meeting : Jan 28, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 8. Adjournment of Meeting

Type : Action

Recommended Action : BE IT RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting at _____.

Motion & Voting

BE IT RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting.

Motion by Chip Postiglione, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Kevin Scully, Chip Postiglione, Steven Thau, John Seeley, Zachary Murphy