

Tuesday, February 22, 2022  
TOWN OF MONROE ZONING BOARD OF APPEALS

Town of Monroe  
1465 Orange Turnpike  
Monroe, NY 10950  
7:30 PM

## 1. Welcome

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|            |                                                       |
|------------|-------------------------------------------------------|
| Subject :  | 1.01 Roll Call                                        |
| Meeting :  | Feb 22, 2022 - TOWN OF MONROE ZONING BOARD OF APPEALS |
| Category : | 1. Welcome                                            |
| Type :     | Procedural                                            |
| Subject :  | 1.02 Pledge of Allegiance                             |
| Meeting :  | Feb 22, 2022 - TOWN OF MONROE ZONING BOARD OF APPEALS |
| Category : | 1. Welcome                                            |
| Type :     | Procedural                                            |

## Public Content

ChairmanMurphy called the meeting to order with the Pledge of Allegiance.

I pledge allegiance to the flag, of the United States of America, and to the Republic for which it stands, one Nation, under God, indivisible, with liberty an justice for all.

|            |                                                       |
|------------|-------------------------------------------------------|
| Subject :  | 1.03 Fire Exits                                       |
| Meeting :  | Feb 22, 2022 - TOWN OF MONROE ZONING BOARD OF APPEALS |
| Category : | 1. Welcome                                            |
| Type :     |                                                       |

## 2. New Projects

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|-----------|--------------------------------------------------------------|
| Subject : | 2.01 James Flood (Z069-2022) SBL # 11-6-4 206 Sunset Terrace |
| Meeting : | Feb 22, 2022 - TOWN OF MONROE ZONING                         |

## BOARD OF APPEALS

Category : 2. New Projects  
Type : Action, Discussion  
Recommended Action : BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby

### Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to schedule this project for a public hearing on March 22, 2022.

Motion by Kevin Scully, second by Chip Postiglione.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

### 3. Public Hearings

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Subject : 3.01 Mieczyslaw Szulc (Z066-2021) SBL # 38-9-12 13 Lakeview Dr  
Meeting : Feb 22, 2022 - TOWN OF MONROE ZONING BOARD OF APPEALS  
Category : 3. Public Hearings  
Type : Action, Discussion  
Recommended Action : BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby

### Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to open the public hearing for 13 Lakeview Dr.

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

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 Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to grant the variances 10 13 Lakeview Drive.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to authorize the board attorney to prepare a resolution/decision and for the Chairman Murphy to sign.

Motion by John Seeley, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

Subject : 3.02 DG Management (Z052-2020) SBL # 1-1-96  
Schunnemunk Road

Meeting : Feb 22, 2022 - TOWN OF MONROE ZONING  
BOARD OF APPEALS

Category : 3. Public Hearings

Type : Action, Discussion

## Motion & Voting

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

Motion by John Seeley, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

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 Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to go into attorney client session.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

BE IT RESOLVED, that the Zoning Board of the Town of Monroe hereby makes a motion to return from attorney client session.

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

Subject : 3.03 Eagle View Estates (Z068-2022) SBL # 18-4-60;  
61 Lakes Road

Meeting : Feb 22, 2022 - TOWN OF MONROE ZONING  
BOARD OF APPEALS

Category : 3. Public Hearings

Type : Action, Discussion

## Motion & Voting

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

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

## 4. Returning Projects

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| Subject :            | 4.01 Jule Rutledge (Z054-2020)SBL # 11-1-1 228<br>Sunset Terrace                 |
| Meeting :            | Feb 22, 2022 - TOWN OF MONROE ZONING<br>BOARD OF APPEALS                         |
| Category :           | 4. Returning Projects                                                            |
| Type :               | Action, Discussion                                                               |
| Recommended Action : | BE IT RESOLVED, that the Zoning Board of Appeals of<br>the Town of Monroe hereby |

## 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 Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the 2 variances for this project.

Motion by Kevin Scully, second by John Seeley.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

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

Motion by John Seeley, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley

## 5. Minutes

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|                      |                                                                                  |
|----------------------|----------------------------------------------------------------------------------|
| Subject :            | 5.01 September 28, 2021 Minutes                                                  |
| Meeting :            | Feb 22, 2022 - TOWN OF MONROE ZONING<br>BOARD OF APPEALS                         |
| Category :           | 5. Minutes                                                                       |
| Type :               | Action, Discussion                                                               |
| Recommended Action : | BE IT RESOLVED, that the Zoning Board of Appeals of<br>the Town of Monroe hereby |

## Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the September 20, 2021 minutes.

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau

Abstain: John Seeley

Subject : 5.02 October 26, 2021 Minutes

Meeting : Feb 22, 2022 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 5. Minutes

Type : Action, Discussion

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

## Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the October 26, 2021 minutes.

Motion by Steven Thau, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau

Abstain: John Seeley

Subject : 5.03 November 23, 2021 Minutes

Meeting : Feb 22, 2022 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 5. Minutes

Type : Action, Discussion

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

## Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the November 23, 2021.

Motion by Steven Thau, second by Kevin Scully.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau

Abstain: John Seeley

## 6. Adjournment of Meeting

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Subject : 6.01 Adjournment of Meeting

Meeting : Feb 22, 2022 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 6. 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

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## **Motion & Voting**

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

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Chip Postiglione, Steven Thau, John Seeley