

Tuesday, April 22, 2025  
TOWN OF MONROE ZONING BOARD OF APPEALS

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

## 1. Welcome

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Subject :	1.01 Roll Call
Meeting :	Apr 22, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	1. Welcome
Type :	Procedural
Subject :	1.02 Pledge of Allegiance
Meeting :	Apr 22, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	1. Welcome
Type :	Procedural

## Public Content

Subject :	1.03 Fire Exits
Meeting :	Apr 22, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	1. Welcome
Type :	Procedural

## 2. Public Hearing

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Subject :	2.01 Herman Wagschal (Z093-2024) SBL # 1-1-47.32 16 Lanzut Court, Monroe, NY
Meeting :	Apr 22, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	2. 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 open the public hearing.

Motion by Steven Thau, second by Chip Postiglione.  
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 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 grant the variance on the preexisting conditions before us.

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 draw up all the necessary documents and to 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

Subject : 2.02 Home Depot (z096-2024) SBL # 2-1-31.2Larkin Drive, Monroe, NY

Meeting : Apr 22, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 2. 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 John Seeley.

Final Resolution: Motion Carries

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

Subject : 2.03 Kevin Donoghue (Z097-2025) SBL # 20-10-22 98 Osseo Park Rd, Monroe, NY

Meeting : Apr 22, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 2. 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 reschedule the public hearing until May 27, 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 : 2.04 Camille Tokerud (Z096-2025) SBL # 58-1-1.2 112  
Osseo Park Rd, Monroe NY

Meeting : Apr 22, 2025 - TOWN OF MONROE ZONING BOARD  
OF APPEALS

Category : 2. 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 reschedule the public hearing until May 27, 2025.

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 Projects

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Subject : 3.01 Michael Dy (Z099-2025) SBL # 18-4-50.2 95  
Walton Terrace Monroe, NY

Meeting : Apr 22, 2025 - TOWN OF MONROE ZONING BOARD  
OF APPEALS

Category : 3. New Projects

Type : Action, Discussion

## 4. Returning Projects

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Subject : 4.01 Jule Rutledge (Z054-2020) SBL # 11-1-1 228  
Sunset Terrace Monroe, NY

Meeting : Apr 22, 2025 - TOWN OF MONROE ZONING BOARD  
OF APPEALS

Category : 4. Returning Projects

Type : Action, Discussion

## Motion & Voting

BE IT RESOLVED, that the Zoning Board of the Town of Monroe hereby makes a motion to accept the application for Jule Rutledge and schedule for a rehearing on May 27, 2025.

Motion by Chip Postiglione, second by Kevin Scully.

Final Resolution: Motion Carries

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

## 5. Adjournment of Meeting

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Subject : 5.01 Adjournment of Meeting  
Meeting : Apr 22, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS  
Category : 5. 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 John Seeley.

Final Resolution: Motion Carries

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