

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 04/22/2025

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

Generated by Norinne McSweeney

Draft

Members Present:

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

ZBA Counsel:

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

Procedural: 1.03 Fire Exits

2. Public Hearing

Action, Discussion: 2.01 **Herman Wagschal** (Z093-2024) SBL # 1-1-47.32 16 Lanzut Court, Monroe, NY

Applicant Representative:

Michael Sandor - MJS Engineering

Mr. Sandor reviewed the project:

- various items asked for
- updated survey with seal
- complete owner endorsement
- building, drawings and plans
- lot coverage verified
- building height
- application submitted a building permit application on August 7, 2023 for a second story addition to an existing garage
- building department issued a letter on August 17, 2023 denying the application due to the schedule of district regulations in the SR10 zone for side yard and lot coverage
- reviewing the history of the project it is noted that the Zoning Board issued a side yard variance on the same structure 2/17/08
- the building department is requesting additional variance for the lot coverage, in 2018 bulk requirements went from 40% lot coverage to 15% lot coverage
- asking for 2 variances one to reinstate for side yard variance down to 20 feet which was

previously granted and the additional lot variance for coverage
- this is for an existing building with the footprint nothing has changed
- side yard variance is for the west side of the property
- lot coverage today is 28.2% of the total lot area
- building height is 30.5

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

Nay: None

Abstain: None

Ms. Torre reviewed the 5 factors with the board

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

Nay: None

Abstain: None

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

Nay: None

Abstain: None

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

Nay: None

Abstain: None

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

Applicant Representative:

Dorin Balan - Kimley Horn

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

Nay: None

Abstain: None

Mr. Balan -

- working to remediate violations from the Building Inspector regarding unpermitted outdoor storage
- permitting the outdoor storage there is going to be a loss of 31 on-site parking stalls
- currently there are 611 existing parking stalls and the required amount based on the building square footage is 918
- we are requesting a variance of 36.8 % or 338 spaces
- last meeting you wanted me to reach out to Village of Woodbury as to whether we'd need anything from them
- the Village said we would need a site plan amendment from them - we have made that submission and are waiting to go before the board

Chairman Postiglione - the outdoor storage that you were utilizing are taking up parking spaces

Mr. Balan - it is the plant corals and truck rentals taking up 31 spaces and the large equipment renting out as well

Chairman Postiglione - my notes I had Woodbury approval, traffic study, check with Town Engineer

- you are currently before the Planning Board as well correct

Mr. Balan - Planning was more concerned with fire safety and sight circulation, but because we are increasing the deficit we need to go before the ZBA for the parking first

Mr. MacCartney - need to verify with the Planning Board if they are planning on an uncoordinated or coordinated review. An uncoordinated review means each board is conducting its own independent environmental review, but it's not a type II action

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

rescheduled the public hearing until May 27, 2025

re-notice of the meeting is required

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

Nay: None

Abstain: None

Action, Discussion: 2.04 **Camille Tokerud** (Z096-2025) SBL # 58-1-1.2 112 Osseo Park Rd, Monroe NY

reschedule the public hearing until May 27, 2025

re-notice of the meeting is required

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

Nay: None

Abstain: None

3. New Projects

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

no show

4. Returning Projects

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

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

Nay: None

Abstain: None

5. Adjournment of Meeting

Action: 5.01 Adjournment of Meeting

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

Nay: None

Abstain: None