

Tuesday, May 27, 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 :	May 27, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	1. Welcome
Type :	Procedural
Subject :	1.02 Pledge of Allegiance
Meeting :	May 27, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	1. Welcome
Type :	Procedural

## Public Content

Subject :	1.03 Fire Exits
Meeting :	May 27, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	1. Welcome
Type :	Procedural

## 2. Public Hearing

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Subject :	2.01 Home Depot (z096-2024) SBL # 2-1-31.2Larkin Drive, Monroe, NY
Meeting :	May 27, 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 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 close the public hearing

Motion by Kevin Scully, 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 accept EAF 2&3 and adopt a negative declaration.

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 approve with the conditions the attorney noted.

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 have council draft the resolution and authorize 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 Kevin Donoghue (Z097-2025) SBL # 20-10-22 98  
Osseo Park Rd, Monroe, NY

Meeting : May 27, 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 a public hearing.

Motion by Kevin Scully, 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 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 applicants variances add to the normal conditions payment of all due fees and compliance with all the laws, rules and regulations and the applicant shall not deviate from the survey that he provided.

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 for council to prepare resolution for 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 : 2.03 Camille Tokerud (Z096-2025) SBL # 58-1-1.2 112  
Osseo Park Rd, Monroe NY

Meeting : May 27, 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 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 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 this application with the normal conditions payment of all due fees and expenses, compliance of all other laws, rules and regulations and to comply with the current survey.

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 of the Town of Monroe hereby makes a motion to approve the attorney to draft the resolution for 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

## 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 : May 27, 2025 - TOWN OF MONROE ZONING

BOARD OF APPEALS

Category :

3. New Projects

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 schedule a public hearing for June 24, 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 :

3.02 Jacob Zicherman (Z100-2025) SBL # 19-1-1.3 10  
Twin Lakes Road, Monroe NY

Meeting :

May 27, 2025 - TOWN OF MONROE ZONING BOARD  
OF APPEALS

Category :

3. New Projects

Type :

Action, Discussion

### Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to schedule a public hearing for June 24, 2025 providing you have an updated survey with the lot coverage area calculated and the photos.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

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

### 4. Returning Projects

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Subject :

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

Meeting :

May 27, 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 Appeals of the Town of Monroe hereby makes a motion to schedule a rehearing for June 24, 2025 on the decision granted for the applicant to seek an extended period of time to receive the C/O.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

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

## 5. Minutes

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Subject : 5.01 August 2024 Minutes  
Meeting : May 27, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS  
Category : 5. Minutes  
Type : Action, Discussion

### Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the August 2024 minutes.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

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

Subject : 5.02 September 2024 Minutes  
Meeting : May 27, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS  
Category : 5. Minutes  
Type : Action, Discussion

### Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the September 2024 minutes.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

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

Subject : 5.03 October 2024 Minutes  
Meeting : May 27, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS  
Category : 5. Minutes  
Type : Action, Discussion

### Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the October 2024 minutes.

Motion by Chip Postiglione, second by Kevin Scully.

Final Resolution: Motion Carries

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

## 6. Administrative

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Subject : 6.01 Discuss change of meeting time to either 6 or 6:30 PM

Meeting : May 27, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 6. Administrative

Type : Action, Discussion

### Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to change the meeting time to 6:30 pm.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

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

## 7. Adjournment of Meeting

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Subject : 7.01 Adjournment of Meeting

Meeting : May 27, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 7. 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