

Tuesday, June 24, 2025  
TOWN OF MONROE ZONING BOARD OF APPEALS

Town of Monroe  
1465 Orange Turnpike  
Monroe, NY 10950  
6:30 PM

## 1. Welcome

---

Subject :	1.01 Roll Call
Meeting :	Jun 24, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	1. Welcome
Type :	Procedural
Subject :	1.02 Pledge of Allegiance
Meeting :	Jun 24, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	1. Welcome
Type :	Procedural

## Public Content

Subject :	1.03 Fire Exits
Meeting :	Jun 24, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS
Category :	1. Welcome
Type :	Procedural

## 2. Public Hearing

---

Subject :	2.01 Michael Dy (Z099-2025) SBL # 18-4-50.2 95 Walton Terrace Monroe, NY
Meeting :	Jun 24, 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 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 approve the variances with standard conditions payment of fees, compliance with all the laws, rules and regulations.

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 have council prepare all the necessary documentation and 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

Subject : 2.02 Jule Rutledge (Z054-2020) SBL # 11-1-1 228  
Sunset Terrace Monroe, NY

Meeting : Jun 24, 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 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 of the Town of Monroe hereby makes a motion to approve this variance with a stipulation of 60 days to get this completed within 60 days which is August 24,2025.

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 counsel prepare all due documents of the resolution and authorize the chairman to sign.

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

Meeting : Jun 24, 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 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 this variance with all due stipulations and information coming back for clarification on lot coverage from the Building Inspector.

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 have council prepare a draft 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

## 3. New Projects

---

Subject : 3.01 Aaron Zimmerman (Z101-2025) SB: # 25-3-14.22  
37 Dry Hill Rd, Monroe, NY

Meeting : Jun 24, 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 for the Town of Monroe hereby makes a motion to schedule a Public hearing for July 22, 2025 at 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

Subject : 3.02 Paul Sisilli (Z102-2025) SBL # 36-3-26 57 Lake Shore Dr, Monroe, NY

Meeting : Jun 24, 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 August 26, 2025.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

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

## 4. Reapproval of resolution

---

Subject : 4.01 Home Depot

Meeting : Jun 24, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 4. Reapproval of resolution

Type : Action, Discussion

## Motion & Voting

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to amend the SEQRA documents to note the parking change from 585 to 580.

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 amended resolution to reflect the proper number of spaces and the condition regarding the Village of Woodbury.

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

---

Subject : 5.01 November 2024  
Meeting : Jun 24, 2025 - TOWN OF MONROE ZONING BOARD OF APPEALS  
Category : 5. Minutes  
Type : Action, Discussion

## Motion & Voting

Subject : 5.02 January 2025  
Meeting : Jun 24, 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 January 2025 minutes.

Motion by Chip Postiglione, second by Kevin Scully.

Final Resolution: Motion Carries

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

Subject : 5.03 February 2025  
Meeting : Jun 24, 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 February 2025 minutes.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

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

Subject : 5.04 March 2025  
Meeting : Jun 24, 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 March 2025 minutes.

Motion by Chip Postiglione, second by John Seeley.

Final Resolution: Motion Carries

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

## 6. Adjournment of Meeting

---

Subject :	6.01 Adjournment of Meeting
Meeting :	Jun 24, 2025 - 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 _____.

## Motion & Voting

BE IT RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to adjourn the meeting.

Motion by Chip Postiglione, second by Steven Thau.

Final Resolution: Motion Carries

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