

Tuesday, November 23, 2021  
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 :  | Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS |
| Category : | 1. Welcome                                            |
| Type :     | Procedural                                            |
| Subject :  | 1.02 New Agenda Item                                  |
| Meeting :  | Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS |
| Category : | 1. Welcome                                            |
| Type :     |                                                       |
| Subject :  | 1.03 Pledge of Allegiance                             |
| Meeting :  | Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS |
| Category : | 1. Welcome                                            |
| Type :     | Procedural                                            |

## Public Content

|            |                                                       |
|------------|-------------------------------------------------------|
| Subject :  | 1.04 Fire Exits                                       |
| Meeting :  | Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS |
| Category : | 1. Welcome                                            |
| Type :     |                                                       |

## 2. New Public Hearings

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|----------------------|-------------------------------------------------------------------------------|
| Subject :            | 2.01 Congregation Sheri Torah (Z064-2021) SBL # 2-1-29 49 Larkin Drive        |
| Meeting :            | Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS                         |
| Category :           | 2. New 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 Congregation Sheri Torah

Motion by Kevin Scully, second by Marci Daniel.

Final Resolution: Motion Carries

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

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, Marci Daniel, Chip Postiglione, Steven Thau

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to grant the three year extension for the temporary occupation of the existing trailer schoolhouse buildings and also that the applicant be brought up to code on everything that is shown in the 2019 site plan resolution, including the proposed walkways make sure good connectivity and beyond that remove any tripping hazards.

Motion by Chairperson - Michael Murphy, second by Kevin Scully.

Final Resolution: Motion Carries

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

|                      |                                                                                  |
|----------------------|----------------------------------------------------------------------------------|
| Subject :            | 2.02 Jule Rutledge (Z054-2020)SBL # 11-1-1 228<br>Sunset Terrace                 |
| Meeting :            | Nov 23, 2021 - TOWN OF MONROE ZONING<br>BOARD OF APPEALS                         |
| Category :           | 2. New Public Hearings                                                           |
| 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 open the Public hearing.

Motion by Kevin Scully, second by Marci Daniel.

Final Resolution: Motion Carries

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

|                      |                                                                                  |
|----------------------|----------------------------------------------------------------------------------|
| Subject :            | 2.03 Michael Adams (Z062-2021) SBL # 1-1-55.111<br>485 Rt 208                    |
| Meeting :            | Nov 23, 2021 - TOWN OF MONROE ZONING<br>BOARD OF APPEALS                         |
| Category :           | 2. New Public Hearings                                                           |
| 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 open the public hearing for Michael Adams.

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to close the public hearing on the Michael Adams application.

Motion by Kevin Scully, second by Marci Daniel.

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to deny the application on all six counts, that there are feasible alternatives to what's being proposed here as we can't start setting a precedence that this does not matter.

Motion by Chairperson - Michael Murphy, second by Chip Postiglione.

Final Resolution: Motion Carries

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

## 3. Returning Public Hearings

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|----------------------|-------------------------------------------------------------------------------|
| Subject :            | 3.01 Verizon - Professional Square (Z065-2021) SBL # 1-1-89 491 Route 208     |
| Meeting :            | Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS                         |
| Category :           | 3. Returning 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 close the public hearing.

Motion by Kevin Scully, second by Marci Daniel.

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the use variance demonstrated a need for the facility and authorize David MacCartney to prepare the resolution and the Chairman to sign

Motion by Kevin Scully, second by Chip Postiglione.

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion for the attorney to draft the approved variance and then the Chairman to sign once reviewed.

Motion by Kevin Scully, second by Marci Daniel.

Final Resolution: Motion Carries

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

Subject : 3.02 Matsil 474 Round Lake Park Road (Z063-2021)  
SBL # 4-4-24

Meeting : Nov 23, 2021 - TOWN OF MONROE ZONING  
BOARD OF APPEALS

Category : 3. Returning 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 close the public hearing.

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve the requested variance for lot coverage.

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to authorize the Zoning Board Attorney David MacCartney to prepare such a resolution and authorize the Chairman to sign upon review.

Motion by Kevin Scully, second by Marci Daniel.

Final Resolution: Motion Carries

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

## 4. Returning Projects

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Subject : 4.01 Town of Monroe Planning Board - Interpretation

Meeting : Nov 23, 2021 - TOWN OF MONROE ZONING  
BOARD OF APPEALS

Category : 4. Returning 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 accept the resolution as written by our attorney on the matter of our interpretation of lot frontage.

Motion by Kevin Scully, second by Steven Thau.

Final Resolution: Motion Carries

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

Subject : 4.02 Kingsville Synagogue (Z061-2021) SBL# 1-1-4.32 10 Kingsville Rd

Meeting : Nov 23, 2021 - 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 hereby makes a motion to approve the written resolution in regards to Kingsville Synagogue.

Motion by Marci Daniel, second by Chip Postiglione.

Final Resolution: Motion Carries

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

## 5. Attorney Client Session

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Subject : 5.01 Private Board discussion with attorney

Meeting : Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 5. Attorney Client Session

Type : Action, Discussion

## Motion & Voting

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

Motion by Kevin Scully, second by Marci Daniel.

Final Resolution: Motion Carries

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

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

Motion by Kevin Scully, second by Chip Postiglione.

Final Resolution: Motion Carries

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

## 6. Administrative

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Subject : 6.01 December 28, 2021 discussion of meeting

Meeting : Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS

Category : 6. Administrative

Type : Action, Discussion

## Motion & Voting

### 7. Minutes

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|                      |                                                                               |
|----------------------|-------------------------------------------------------------------------------|
| Subject :            | 7.01 May 25, 2021 Minutes                                                     |
| Meeting :            | Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS                         |
| Category :           | 7. 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 May 25, 2021 minutes.

Motion by Marci Daniel, second by Chip Postiglione.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Marci Daniel, Chip Postiglione

Abstain: Steven Thau

|                      |                                                                               |
|----------------------|-------------------------------------------------------------------------------|
| Subject :            | 7.02 June 22, 2021 Minutes                                                    |
| Meeting :            | Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS                         |
| Category :           | 7. 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 June 22, 2021 minutes.

Motion by Kevin Scully, second by Marci Daniel.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Marci Daniel, Chip Postiglione

Abstain: Steven Thau

|                      |                                                                               |
|----------------------|-------------------------------------------------------------------------------|
| Subject :            | 7.03 July 27, 2021 Minutes                                                    |
| Meeting :            | Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS                         |
| Category :           | 7. 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 July 27, 2021 minutes.

Motion by Kevin Scully, second by Chip Postiglione.

Final Resolution: Motion Carries

Yea: Chairperson - Michael Murphy, Kevin Scully, Marci Daniel, Chip Postiglione

Abstain: Steven Thau

Subject : 7.04 September 28, 2021 Minutes  
Meeting : Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS  
Category : 7. Minutes  
Type : Action, Discussion

## 8. Adjournment of Meeting

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Subject : 8.01 Adjournment of Meeting  
Meeting : Nov 23, 2021 - TOWN OF MONROE ZONING BOARD OF APPEALS  
Category : 8. 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 Kevin Scully, second by Marci Daniel.

Final Resolution: Motion Carries

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