

Town of Monroe
Zoning Board of Appeals Minutes
Thursday, October 23, 2025
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Generated by Norinne McSweeney

Members Present

Zach Murphy, Kevin Scully, Steve Thau, John Seeley
Counsel - David MacCartney

Welcome

Roll Call

Pledge of Allegiance

Point Out Fire Exits

New Projects

Joel Brach (Z105-2025) SBL # 7-1-45
190 Cromwell Hill Road
Monroe, NY 10950

Applicant Representative:
Josh Dembitzer - MYLU Team

Mr. Brach came to me wanted to do some construction to the back of his house and file for a permit.

We filed for permit and was denied.

Hadn't heard anything from applicant for a while then he reached out to me saying he did construction and wanted to legalize it get necessary permits or whatever has to be done

Deputy Chairman Thau - there is an issue with the shed no permit on record and received a violation

Mr. Dembitzer - I am not aware of a violation, but it is on the denial letter from the Building Inspector regarding shed in the back of the house

Member Murphy - there is also a denial for lot coverage maximum is 15% existing 33.6% and proposed will be 34.7% over double the maximum allowed. Is the shed movable? What type of foundation is the shed on?

Mr. Dembitzer - I don't think it could be moved, regular wood foundation. I didn't build the shed, the owner came to me after the construction on the property was completed.

The board would like photos of the shed and verify if the shed can be moved or not. Asking for a current survey with a bulk table on it showing all calculations.

Per the denial letter from the Building Inspector the following items are required:
Lot located in the RR-1 zone it is a corner lot and per section 57-3 shall comply with additional setbacks as stated:

57-39 Supplemental bulk requirements

57-41 Yards, courts and density requirements

Shed to the rear left is in violation there is no permit on record and in violation of 57-38 accessory building and uses. Shall not be constructed within 5' of any rear and/or side lot line. Need a permit for the shed and it needs to be moved to comply with above code.

Front yard set back 50'

lot coverage 15% maximum

Extended submission day to November 12, 2025 to be on the November 25, 2025 meeting.

Returning Projects

Aaron Zimmerman (Z101-2025) SBL # 25-3-14.22

37 Dry Hill Lake Road

Monroe, NY 10950

Applicant is requesting an extension for the public hearing.

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to continue the extension of the public hearing on Aaron Zimmerman SBL # 25-3-14.22 for 37 Dry Hill Lake Road until January 27, 2026.

On a motion by Zoning Board of Appeals Member Thau, seconded by Zoning Board of Appeals Member Seeley

Ayes: Zoning Board of Appeals Member Murphy, Zoning Board of Appeals Member Scully, Zoning Board of Appeals Member Thau, Zoning Board of Appeals Member Seeley

Nays: None

Abstain: None

Donna Galiger (Z104-2025) SBL # 18-4-19 & 24

87 Walton Terrace

Monroe, NY 10950

Applicant Representative:

Jesse Shih - Niemotko Architects

Mr. MacCartney reviews the status of the project.

- public hearing was closed at the September meeting
- Planning Board is proceeding with an uncoordinated review under SEQRA, so each board now conducts its own SEQRA review
- the Board needs to declare a declaration and complete its SEQRA review
- the Board needs to discuss how it feels about the application then move forward procedurally
- I have drafted some documents for the Board's review.
- In applying the traditional balancing test and the five factors does anybody see any issues with any of the five factors that would warrant a denial.
- The paperwork I drafted for your consideration is an EAF Parts II & III and I have also drafted a written resolution that within itself does 2 things. The first thing it does before it decides the application is it recounts that the Board has conducted its own uncoordinated review and that it has read the EAF part two. It adopts the EAF part two and three issues a negative declaration based upon the EF part two and three. The first part of the resolution does that and that would complete the SEQRA process. The Board would be basing its findings upon the adopted EAF parts two and three that it sees no negative environmental impact from this project. Having issued that, the resolution then goes on to decide the application and grant the application on the conditions of continued review and approval by the Planning Board and compliance with any conditions that the Board may impose. Compliance with the site plan submitted to this Board with the date of August 4, 2025 site plan. Again, subject to any conditions or changes imposed by the Planning Board, with the typical conditions of the applicant needing to pay all due fees and expenses and comply with all other laws, rules, and regulations. So I did it all together in one that satisfies SEQRA first and then grants the application conditionally. The resolution that you have decides the SEQRA issue first and then grants the variances based upon the SEQRA negative declaration. You can make a motion to approve the resolution that does both things and this resolution would then be approved and the Acting Chairman can then sign. The board reviews the 5 factors.

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby makes a motion to approve this written resolution for the Donna Galiger property.

On a motion by Zoning Board of Appeals Member Thau, seconded by Zoning Board of Appeals Member Scully

Ayes: Zoning Board of Appeals Member Murphy, Zoning Board of Appeals Member Scully, Zoning Board of Appeals Member Thau, Zoning Board of Appeals Member Seeley

Nays: None

Abstain: None

Adjournment

Adjournment of Meeting

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

On a motion by Zoning Board of Appeals Member Thau, seconded by Zoning Board of Appeals Member Seeley

Ayes: Zoning Board of Appeals Member Murphy, Zoning Board of Appeals Member Scully, Zoning Board of Appeals Member Thau, Zoning Board of Appeals Member Seeley

Nays: None

Abstain: None