

TOWN OF MONROE ZONING BOARD OF APPEALS

February 24, 2026
Town Hall
1465 Orange Turnpike
Monroe, New York

Board Members Present:

Chip Postiglione, Chairperson
Kevin Scully, Board Member
Steven Thau, Board Member
Zachary Murphy, Board Member

Board Member Absent:

John Seely, Board Member

Staff/Consultants Present:

David MacCartney, ZBA Attorney
Norinne McSweeney, ZBA Secretary

1. WELCOME

1.1 Roll Call

Roll call was taken. Present were Chairperson Chip Postiglione and Board Members Kevin Scully, Steven Thau, and Zachary Murphy. Board Member John Seely was absent.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Point Out Fire Exits

The fire exits were identified.

2. PUBLIC HEARINGS

2.1 Planning Board Appeal

MOTION by Chip Postiglione, seconded by Kevin Scully, to open the public hearing.

VOTE: All in favor. Motion carried unanimously.

Planning Board Presentation:

Adam Rodd of Drake Loeb PLLC and Bonnie Franson, Chairperson of the Planning Board, presented the Planning Board's position regarding the proposed use of the property. The Planning Board maintained that the proposed use was in the nature of a bus depot or bus storage facility and was not a permitted principal use in the GB District.

The Planning Board discussed the proposed bus parking spaces, overnight storage of buses, and the distinction between the proposed use and an automotive service and repair facility.

Public Comment:

Jonathan Streeter, President of the Twin Lakes Water Ski Club, expressed concerns about potential noise, traffic, and impacts on the character of the surrounding area.

Applicant Response:

Joel Mann of Brach & Mann Associates and Dan Richmond of Zarin and Steinmetz LLP, on behalf of the applicant, maintained that the principal use of the property is an automotive service and repair facility for the applicant's buses, which is a permitted use in the GB District. They stated that bus parking and overnight storage are accessory to the principal use.

The applicant's representatives described the proposed maintenance facility, including bus lifts, office space, automobile parking, and bus parking. They stated that the facility would be used to service and maintain the applicant's buses.

Board Discussion:

The Board discussed the distinction between a bus depot or bus storage facility and an automotive service and repair facility. Discussion included the proposed number of bus parking spaces, overnight bus storage, the layout and intended use of the maintenance building, and the relationship between the bus parking and the proposed automotive service use.

The Board also discussed the technical sessions previously held regarding the proposed project and the Building Inspector's land use determination.

The Board discussed the timeliness of the Planning Board's appeal of the Building Inspector's determination. The Building Inspector's determination was dated September 10, 2025. It was stated that the Planning Board first became aware of the determination on October 23, 2025, and that the appeal was filed on November 7, 2025.

Counsel discussed the applicable provisions of the Town Code, including the 30-day appeal period and the provision concerning waiver of the 30-day requirement. The

Board also discussed whether the appeal was properly before the ZBA. Additional legal research was to be conducted regarding the timeliness and jurisdictional issues.

The Board determined that additional legal research was necessary and that the public hearing should remain open.

MOTION by Chip Postiglione, seconded by Kevin Scully, to continue the public hearing and keep it open until the March 24, 2026 ZBA meeting.

VOTE: All in favor. Motion carried unanimously.

2.2 Sebastian Bialasiewicz (Z106-2026)

SBL # 30-3-25, Carol Drive, Monroe, NY

MOTION by Chip Postiglione, seconded by Kevin Scully, to open the public hearing.

VOTE: All in favor. Motion carried unanimously.

Applicant Presentation:

Sebastian Bialasiewicz presented enlarged copies of the site plans, proposed house layout, and renderings, as requested by the Board.

The Board reviewed the plans and discussed the existing lot area and front-yard setback nonconformities, which were discussed as pre-existing conditions. Board members also discussed their review of the property.

Public Comment:

Mary Bingham, speaking as a resident and not in her official capacity as a Town Board member, expressed support for the project.

A written communication from Nova Bergeron, 47 School Road, expressing support for the project, was received.

Board Discussion:

The Board reviewed the five statutory factors applicable to an area variance and discussed the proposed improvements and the pre-existing nature of the existing nonconformities.

The Board considered the following factors:

The granting of the variance would not cause an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

The benefit sought could not be achieved by another feasible means.

The requested variance was not substantial.

The granting of the variance would not have an adverse effect or impact on physical or environmental conditions in the neighborhood or district.

The alleged difficulty was not self-created.

MOTION by Chip Postiglione, seconded by Steven Thau, to close the public hearing.

VOTE: All in favor. Motion carried unanimously.

MOTION by Chip Postiglione, seconded by Steven Thau, to approve the variance, subject to compliance with the submitted plans and all applicable laws, rules, regulations, and conditions, and payment of required fees.

VOTE: All in favor. Motion carried unanimously.

MOTION by Chip Postiglione, seconded by Steven Thau, to authorize preparation of the necessary documents for the Chairperson's signature.

VOTE: All in favor. Motion carried unanimously.

2.3 Joel Brach (Z105-2025)

SBL # 7-1-45, 190 Cromwell Hill Road, Monroe, NY 10950

MOTION by Chip Postiglione, seconded by Steven Thau, to open the public hearing.

VOTE: All in favor. Motion carried unanimously.

The applicant was unable to attend.

MOTION by Chip Postiglione, seconded by Steven Thau, to continue the public hearing to the March 24, 2026 ZBA meeting.

VOTE: All in favor. Motion carried unanimously.

3. MINUTES

MOTION by Chip Postiglione, seconded by Steven Thau, to accept and approve the minutes of the January 27, 2026 ZBA meeting.

VOTE: All in favor. Motion carried unanimously.

4. ADJOURNMENT

4.1 Adjournment of Meeting

MOTION by Chip Postiglione, seconded by Kevin Scully, to adjourn the February 24, 2026 ZBA meeting.

VOTE: All in favor. Motion carried unanimously.

Respectfully submitted,

Alyssa Kezek

Secretary to the Zoning Board of Appeals

Prepared from the meeting recording of February 24, 2026