

**VILLAGE OF MONROE
ZONING BOARD OF APPEALS
MINUTES
May 13, 2025**

Present: Co-Chairman Member Gilstrap, Member Margotta, Member Doherty

Absent: Chairman Baum, Member Lanari, Alternate Member Benros

Co-Chair Member Gilstrap called the meeting to order at 8:00 p.m. with the Pledge of Allegiance.

Public Hearing of Application 15 Park Avenue

Continuation of public hearing on the amended application of Abraham Levy on behalf of 15 Park Ave, LLC for area variances from FAR Law Section 200-24.1B to permit construction of a single family dwelling which will exceed the maximum floor area ratio by 950 SF (1,550 SF maximum permitted; 2,500 SF proposed) and which will have less than the minimum rear setback of 35' (30' proposed); and more than the maximum lot coverage of 25% (30% proposed). The property is located in the SR-10 Zoning District and is identified as Tax Lot 202-2-11.1 on the Town of Monroe Tax Map and is known as 15 Park Avenue.

Applicant has requested an adjournment to the June 10, 2025 meeting.

123-125 Elm Street

Continuation of amended application of 123 Elm St LLC and 125 Elm Street LLC for variances from the Table of District Use and Bulk Regulations, GB Zoning District, to permit auto sales and repair shop with offices which will have less than the minimum lot area of 40,000 SF (39,518 SF is proposed), less than the minimum front setback of 50' (11.2' is proposed) and less than the minimum rear setback of 25' (4.9' is proposed). Applicant also seeks variances from Section 200-51(N) for less than minimum setback of 200' to a public recreation area (0' proposed to Heritage Trail and 90+/-' to Crane Park), from Section 200-64(A) & (B) to increase the non-conforming, from 200-51(O) to permit more than 5 vehicles to be stored outside for more than 48 hours, and from 200-51(I) to permit the storage of vehicles within a required yard. The property which is the subject of action by the Board is located in the GB Zoning District and is identified as Section 207, Block 1, Lots 2 & 3 on the Tax Map of the Village of Monroe and is known as 123-125 Elm Street.

Co-Chairman Gilstrap acknowledged Applicant has requested adjournment to the June 10, 2025 meeting and waived 62-day requirement for approval.

New Business

No new applications received.

Approval of Meeting Minutes of April 8, 2025

Motion by Co-Chairman Gilstrap to delay approval of Minutes to June 10th Meeting. Seconded by Member Margotta. 3-0 in favor.

There being no further business before the Board, Co-Chairman Gilstrap moved to adjourn. Seconded by Member Margotta. All in favor.

Meeting adjourned at 8:06 p.m.