

VILLAGE OF MONROE
ZONING BOARD OF APPEALS
MINUTES
July 8, 2025

Present: Deputy Chairman Gilstrap, Member Lanari, Member Doherty
Absent: Chairman Baum, Member Margotta, Alternate Member Benros

1. Call to Order

- Deputy Chairman Gilstrap called the meeting to order at 8:00 p.m. with the Pledge of Allegiance.

2. Cases on the Agenda

a. 15 Park Avenue

- Continuation of amended application 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** was notified that Chairman Baum would not be in attendance for the vote and notified the Board via email their request to adjourn to the August 12, 2025 meeting.
- **Motion** by Deputy Chairman Gilstrap to adjourn to August 12th. Seconded by Member Doherty.
- **Vote** All in favor 3-0.

b. 330 Stage Road

- The application of Stage Development LLC for review of an administrative order and an interpretation that no variance is required pursuant to Section 200-44(I) requiring a loading area to be more than 200 feet from a residential district boundary or in the alternative a variance from Section 200-44(I) to permit a loading area to be within 200 feet of a residential district boundary. The property which is the subject of action by the Board is located in the GB Zoning District and is identified as Section 213, Block 1, Lot 30 on the Tax Map of the Village of Monroe and is known as 330 Stage Road.
- The Board is waiting for GML from the county to take up this case. As of now, the Board cannot act upon this case.
- Attorney Naughton suggested that a public hearing could take place but since there is only three Board members present, Deputy Chairman Gilstrap suggested to adjourn this case to the August 12, 2025 meeting.
- **Motion** by Deputy Chairman Gilstrap to adjourn to August 12th. Seconded by Member Lanari.
- **Vote** All in favor 3-0

c. 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.

- Deputy Chairman Gilstrap suggested to the Board to take this time to question the representative of the applicant.
- The Board reviewed a narrative submitted by the applicant outlining requested variances and clarifying issues raised in previous meetings.
- Member Lanari raised questions about the nature of a nearby property (confirmed to be commercial, not residential) and expressed concerns about the operational challenges and site congestion.
- Discussion included the need for fencing (screening), site layout, and compliance with code requirements for vehicle storage.
- The Board discussed a Village law that requires no increase in nonconformity
- The applicant was asked to provide further clarification regarding the purpose and staffing for additional office and storage space proposed in the application.
- The applicant's representatives agreed to amend their narrative to include more detail about business operations and staffing for the board's review before the next meeting.
- **Action:** The Board offered the applicant the opportunity to adjourn due to the limited Board members in attendance. The applicant agreed
- **Motion** by Deputy Chairman Gilstrap to adjourn the matter to August 12th. Seconded by Member Lanari
- **Vote** all in favor 3-0

3. Approval of Meeting Minutes

- No minutes written in June due to no ZBA secretary present. Present ZBA secretary will write June minutes to be approved in August.

4. New Business

- No new applications.

5. Adjournment

- There being no further business before the Board.
- **Motion** by Member Doherty to adjourn meeting. Seconded by Member Lanari.
- **Vote** All in favor 3-0.
- Meeting adjourned at 8:34 p.m.