

AGENDA
VILLAGE OF MONROE
ZONING BOARD OF APPEALS
Tuesday, September 9th, 2025
8:00 P.M.

1. Pledge of Allegiance

2. **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.

3. **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.

4. **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.

4. Approval of meeting minutes of August 12, 2025.

5. Old Business.
6. New Business
 - a. Acknowledge resignation of Alisa Feliz as ZBA Secretary.
7. Adjournment.