

VILLAGE OF MONROE
ZONING BOARD OF APPEALS
MINUTES
June 10, 2025

Present: Deputy Chairman Gilstrap, Member Lanari, Member Doherty, Alternate Member Benros

Absent: Chairman Baum, Member Margotta

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 July 8, 2025 meeting.
- **Motion** by Deputy Chairman Gilstrap to adjourn to July 8th. Seconded by Member Doherty.
- **Vote** All in favor 4-0.

b. 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.

• Screening Requirements:

- Village Code requires that storage lots be fully screened from all property lines.
- It was noted that the applicant had not requested a variance for the Elm Street (front) side screening, which is required by code.
- The Board recommended that the applicant formally request an eighth variance for relief from the screening requirement along Elm Street.
- The applicant agreed to pursue this additional variance.

• Section 251(i) Variances:

- The Board and applicant discussed the need to clarify exactly which subsections of 251(i) require variances:

- **Screening:** Applicant stated that they can provide screening on the southern side but not on the Elm Street (front) or northern sides.
- **Rear Yard:** Existing vegetation along the Heritage Trail provides screening; no variance needed.
- **Lot Size:** The Board questioned whether the lot is “ample in size” for the proposed 36-car storage use, as required by code. The applicant may need a variance if the Board determines the lot is not sufficiently large.
- **Yard Encroachment:** Due to the lot’s dimensions, vehicles will encroach into required yard areas, necessitating a variance.
 - The Board’s attorney advised that the variance request for Section 251(i) should be broken down into its specific elements for clarity and proper public notice.
- The Board and applicant agreed to clarify and document all specific variances being requested.
- The eighth variance (screening along Elm Street) will be formally added and noticed for the next meeting.
- The Board will continue deliberations at the next meeting (July 8, 2025).

3. New Business

- **New Application** 330 Stage Road application received-needs review.

4. Approval of Meeting Minutes

- **Motion** by Deputy Chairman Gilstrap to approve April 8, 2025 minutes. Seconded by Alternative Member Benros.
- **Vote** all in favor 4-0.
- **Motion** by Deputy Chairman Gilstrap to approve May 13, 2025 minutes. Seconded by Member Doherty.
- **Vote** all in favor 4-0

5. Adjournment

- There being no further business before the Board.
- **Motion** by Deputy Chairman Gilstrap to adjourn meeting. Seconded by Member Doherty.
- **Vote** All in favor 4-0.
- Meeting adjourned at 9:09 p.m.