

VILLAGE OF MONROE
ZONING BOARD OF APPEALS
MINUTES
October 14, 2025

PRESENT: Chairman Paul Baum, Deputy Chairman John Gilstrap, Member Elizabeth Doherty, Member James Lanari, Member Daniel Margotta

ALSO PRESENT: Alternate Member John Benros, Alternate Member Larry Hearn, ZBA Attorney Mark W. Blanchard, ZBA Secretary Elena Alegria

1. CALL TO ORDER

Chairman Baum called the meeting to order at 8:00 P.M. and led the Pledge of Allegiance.

2. WELCOME OF NEW SECRETARY

Chairman Baum welcomed Elena Alegria as the new ZBA Secretary.

3. 15 PARK AVENUE

Chairman Baum noted that the applicant requested an adjournment to the December 9, 2025 agenda for personal reasons and provided a waiver of the 62-day decision period. Motion by Chairman Baum to adjourn the 15 Park Avenue application to the December 9, 2025 meeting. Seconded by Member Margotta.

Vote: Carried 5-0

4. 123 & 125 ELM STREET, LLC

Mr. Morgante appeared on behalf of the applicant. The applicant requested multiple variances for continued operation and expansion of an auto sales, leasing, and repair facility. The Board discussed the proposed addition intended to improve interior function, not increase traffic. Members reviewed non-conforming conditions and noted legislative clarification may be needed regarding vehicle storage limits.

The Board expressed concern regarding the lack of screening of the car storage area in the front yard. There was concern that the number of vehicles parked in such a location would create a detrimental impact on the character of the area. The Board was not in favor of allowing so many vehicles to be parked so close to the roadway without any screening to the roadway. Further, the addition location may have to be modified to provide for the required parking with appropriate screening to the front and granting a variance for the addition to encroach the front yard may limit the ability to provide screening.

The Zoning Board proceeded to vote on the various variance requests.

Motion by Member Margotta to grant variance to reduce the lot area from 40,000 sq. ft. to 39,518 sq. ft. Seconded by Member Lanari.

Vote: Carried 5-0

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Motion by Member Lanari to grant variance to reduce the front yard to existing building to 11.2 ft. Seconded by Member Margotta.
Vote: Carried 5-0

Motion by Deputy Chairman Gilstrap to grant variance to reduce the rear yard to 4.9 ft. Seconded by Member Margotta.
Vote: Carried 5-0

Motion by Member Margotta to grant variance to reduce the distance to a recreation area to less than 200 ft. Seconded by Deputy Chairman Gilstrap.
Vote: Carried 5-0

Motion by Member Lanari to deny variance to permit the extension of a non-conforming condition so as to reduce the front yard for the new addition to 18.9 ft. without prejudice for the applicant to return to the Board for further relief. Seconded by Member Margotta.
Vote: Carried 5-0

Motion by Chairman Baum to grant variance to permit storage of vehicles in the required yards with the exception of the front yard, which is not approved unless appropriate screening is provided. Seconded by Member Margotta.
Vote: Carried 5-0

Motion by Deputy Chairman Gilstrap to deny variance to permit the storage of more than five vehicles for over 48 hours. Seconded by Member Lanari.
Vote: Carried 5-0

Motion by Chairman Baum to deny variance to eliminate the requirement of screening in the front-yard. Seconded by Deputy Chairman Gilstrap.
Vote: Carried 5-0

5. 330 STAGE ROAD –The Board reviewed a loading-dock request for 330 Stage Road involving differing determinations by former Inspector Jim Cocks and Inspector Watson. After reviewing the record, the Board upheld Mr. Cocks’ prior finding that the loading area is a pre-existing non-conforming use.

Motion by Chairman Baum to uphold the February 10, 2025, determination by Building Inspector Jim Cocks that the existing loading area is a pre-existing non-conforming location and permitted to remain without a new variance. Seconded by Member Doherty.
Vote: Carried 4-1 (Baum, Doherty, Lanari, Gilstrap in favor; Margotta opposed)

6. APPROVAL OF MINUTES

Motion by Chairman Baum to approve the August 12, 2025 minutes as drafted.
Seconded by Member Lanari.

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Vote: Carried 5-0

Motion by Chairman Baum to approve the September 9, 2025 minutes as drafted.

Seconded by Member Lanari.

Vote: Carried 3-0 (Baum, Lanari, Gilstrap in favor; Doherty and Margotta abstained)

7. NEW BUSINESS

No new applications have been received for the November 11, 2025 meeting so there will be no meeting in November.

8. ADJOURNMENT

Motion by Member Lanari to adjourn the meeting. Seconded by Member Margotta.

Vote: Carried 5-0

Meeting adjourned at 10:34 P.M.