

AGENDA
VILLAGE OF MONROE
ZONING BOARD OF APPEALS
Tuesday, February 10, 2026
8:00 P.M.

1. Pledge of Allegiance

2. 15 Park Avenue

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. The public hearing was previously closed and deliberations were tabled.

3. Approval of meeting minutes of December 9, 2025.

4. Adoption of written decision for 123-125 Elm Street.

5. Adoption of written decision for 330 Stage Road.

6. Old Business.

7. New Business.

- A. **59 Gilbert Street**- Application for relief before the Zoning Board of Appeals.
- B. **546 Route 17M**- Application for relief as referred to the Zoning Board of Appeals.
- C. **581 Route 17M**- Application for area variance relating to dumpster setback requirements.

8. Adjournment