

VILLAGE OF MONROE
ZONING BOARD OF APPEALS
MINUTES
February 10, 2026

PRESENT: Deputy Chairman John Gilstrap, Member R. Daniel Margotta, Member Elizabeth Doherty, Member James Lanari, Alternate Member John Benros.

ABSENT: Chairman Paul Baum, Alternate Member Larry Hearn

ALSO PRESENT: ZBA Attorney Mark Blanchard, ZBA Secretary Elena Alegria

1. CALL TO ORDER

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

2. 15 PARK AVENUE

Prior to the meeting the applicant submitted revised plans following the Board's prior deliberations, reflecting a proposed dwelling of approximately 1,725 square feet, or approximately 10% above the maximum floor area permitted by Code. Deputy Chairman Gilstrap disclosed his recusal, and in the absence of the Chairman only four members were eligible to hear and vote on the application. The applicant was advised of the option to proceed with four members or adjourn to a future meeting when a full Board would be present. Counsel for the applicant, Mitchell Maier, Esq., indicated the applicant's preference to adjourn the matter to March 10, 2026.

Motion by Deputy Chairman Gilstrap to adjourn to 3/10/2026; second by Member Margotta.

Vote: Carried 5-0

3. APPROVAL OF MINUTES – DECEMBER 9, 2025

Motion to approve by Deputy Chairman Gilstrap; second by Deputy Chairman Gilstrap.

Vote: Carried 4-0 (Member Margotta abstained)

4. 123-125 ELM STREET – WRITTEN DECISION

Adoption is tabled until 3/10/2026.

5. 330 STAGE ROAD – WRITTEN DECISION

Adoption is tabled until 3/10/2026.

6. NEW BUSINESS

Deputy Chairman Gilstrap inquired as to the status of three new submissions. The secretary advised that the applications have not been deemed complete and have not been formally accepted to schedule before the Board. The Secretary further advised that all materials received to date were forwarded to Board Attorney Mark Blanchard, Esq., for review and guidance.

A. 59 Gilbert Street – Board Attorney Blanchard advised that the matter involves a complex issue. Counsel to the Planning Board prepared a memorandum analyzing the proposal, the Planning Board memorandum is not a formal order or determination subject to appeal. The submission remains incomplete and is not ready for consideration by the Board.

B. 546 Route 17M – Board Attorney Blanchard advised that the property consists of a vacant lot with gravel area located in the GB Zoning District. The applicant proposes utilizing the lot for equipment storage in support of a business operation. The Building Department has preliminarily identified the matter as potentially requiring a use of variance, though that determination remains under discussion.

C. 581 Route 17M – Board Attorney Blanchard indicated that the submission appears to involve a dumpster setback variance request.

It was acknowledged that all three matters require additional documentation and clarification before they may be formally accepted and scheduled.

7. ADJOURNMENT

Motion to adjourn by Member Daniel Margotta; second by Member Elizabeth Doherty.

Vote: Carried 5–0.

Meeting adjourned at 8:20 P.M.