

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

**PRESENT:** Deputy Chairman John Gilstrap, Member James Lanari, Member Elizabeth Doherty, Alternate Member John Benros, Alternate Member Larry Hearn.

**ABSENT:** Chairman Paul Baum, Member R. Daniel Margotta

**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.

Deputy Chairman Gilstrap announced that this meeting marks the final meeting of Paul Baum, who has served on the Village of Monroe Zoning Board of Appeals for 27 years, including approximately 24–25 years as Chairman. The Board acknowledged Mr. Baum’s long-standing service and dedication to the Village. Members expressed appreciation for his leadership and the standards he established for the Board.

**2. 15 PARK AVENUE**

Deputy Chairman Gilstrap announced that Member R. Daniel Margotta was unable to attend the meeting due to an emergency. Deputy Chairman Gilstrap also disclosed his recusal from the application. With only four members available to hear the case, the applicant’s attorney, Mitchell Maier, Esq., communicated that the applicant preferred to adjourn the matter until a full Board might be available.

Motion by Deputy Chairman Gilstrap to adjourn to 04/14/2026; second by Member Doherty.

Vote: Carried 5–0

**3. APPROVAL OF MINUTES – February 10, 2026**

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

Vote: Carried 5–0

**4. 123–125 ELM STREET – WRITTEN DECISION**

The Board reviewed the written decision for the 123–125 Elm Street application. It was noted that Member Lanari’s name required correction in the document.

Motion by Deputy Chairman Gilstrap to adopt the written decision for 123–125 Elm Street as drafted, subject to correction of Member Lanari’s name; second by Member Lanari.

Vote: Carried 5–0

**5. 330 STAGE ROAD – WRITTEN DECISION**

The Board reviewed the written decision for 330 Stage Road. A correction was noted to change the Building Inspector’s last name to Watson.

Motion by Deputy Chairman Gilstrap to adopt the written decision for 330 Stage Road as drafted, subject to correction of the Building Inspector's name; second by Member Lanari.

Vote: Carried 5-0

## **6. OLD BUSINESS**

The Deputy Chairman advised that there was no old business to discuss.

## **7. NEW BUSINESS**

**A. 581 Route 17M** – The Deputy Chairman advised that this application involves the property where Monroe Pharmacy is located. The applicant proposes relocating an existing dumpster that is currently grandfathered within a setback area to a different location on the property that would also require setback relief. Secretary Alegria distributed application materials to the Board for review in preparation for the April meeting. Board members were encouraged to review the materials and familiarize themselves with the site prior to the hearing.

**B. 546 Route 17M** – The Deputy Chairman described the property located adjacent to the Mombasha Firehouse along Route 17M. The applicant proposes placing gravel and storing construction equipment and materials on a portion of the lot located across a creek. Discussions with the applicant are ongoing and the exact form of relief required has not yet been determined. The Board agreed to await further clarification and additional materials before scheduling the application.

**C. 59 Gilbert Street** – Board Attorney Blanchard advised that the application currently before the Board is incomplete and not yet reviewable. The applicant is seeking relief related to the construction of a second warehouse-type building, and the matter involves an interpretation regarding whether the structure qualifies as an accessory building. Attorney Blanchard indicated that the Building Inspector is expected to issue a formal determination which will clarify the relief required. Once that determination is issued, the applicant will need to submit a revised and complete application. The Board discussed the possibility of allowing the applicant to appear at the April meeting for an informal discussion to outline the proposal and clarify the relief being requested before a formal hearing is scheduled.

## **8. ADJOURNMENT**

Motion to adjourn by Deputy Chairman Gilstrap; second by Member Lanari.

Vote: Carried 5-0.

Meeting adjourned at 8:37 P.M.