

**AGENDA**  
VILLAGE OF MONROE  
ZONING BOARD OF APPEALS  
Tuesday, April 14, 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. PUBLIC HEARING**

**581 Route 17M**

Application for an area variance from §200-34(H)(3) of the Village Code to permit a dumpster enclosure within a required setback. The property is located in the GB Zoning District and is identified as Tax Lot 220-5-16.312 on the Town of Monroe Tax Map and is known as 581 Route 17M.

4. Approval of meeting minutes of March 10, 2026.

5. Old 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.

6. New Business.

7. Adjournment