

VILLAGE OF MONROE
ZONING BOARD OF APPEALS
MINUTES
April 14, 2026

PRESENT: Chairman John Gilstrap, Member James Lanari, Member Elizabeth Doherty, Member Daniel Margotta, Alternate Member Larry Hearn

ABSENT: Member John Benros

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

1. CALL TO ORDER

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

Chairman Gilstrap acknowledged the service of former Chairman Paul Baum and noted his recent departure. He also advised that he has been appointed Chairman and that John Benros has been appointed as a full member of the Board.

2. 15 PARK AVENUE

Amended application of Abraham Levy on behalf of 15 Park Ave, LLC for area variances.

Chairman Gilstrap advised that the applicant's attorney requested an adjournment of the matter to the May meeting, as the applicant prefers to proceed with a full Board. Chairman Gilstrap disclosed his recusal from the application, leaving only four members available to vote.

The Board discussed the difficulty in assembling a full Board and acknowledged that the application has been pending for an extended period. Members discussed possible scheduling solutions, including special meetings, but agreed to make best efforts to ensure full attendance at the next meeting.

Motion by Member Margotta to adjourn to May 12, 2026; second by Member Lanari.
Vote: Carried 5-0

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.

Chairman Gilstrap opened the Public Hearing.

The applicant, represented by Avi Weinberg of WeinbergLim Engineering, proposed relocating an existing nonconforming dumpster to a new enclosed and landscaped location on the site. The proposed location remains within a required setback, requiring variance relief.

The Board discussed the proposed relocation, site circulation, and potential impacts to neighboring properties. It was noted that the proposal improves the existing condition, though alternatives may exist that were not fully explored.

No members of the public were present and no comments were received.

The Board reviewed the application under the five-factor balancing test and determined that the benefit to the applicant outweighs any potential detriment to the neighborhood.

Motion by Chairman Gilstrap to close the Public Hearing; second by Member Lanari.
Vote: Carried 5-0

Motion by Member Doherty to grant the requested variance; second by Member Lanari.
Vote: Carried 5-0

The applicant was directed to submit an amended application clarifying the specific setback relief for inclusion in the written decision.

4. APPROVAL OF MINUTES – March 10, 2026

Motion to approve by Member Lanari; second by Member Doherty.
Vote: Carried 5-0

5. OLD BUSINESS

A. 59 Gilbert Street – Application remains incomplete; no action taken.

B. 546 Route 17M – The Board was advised that the application has been withdrawn.

6. NEW BUSINESS

No items discussed.

7. ADJOURNMENT

Motion to adjourn by Member Margotta; second by Member Doherty.
Vote: Carried 5-0

Meeting adjourned at 9:25 P.M.