

**VILLAGE OF MONROE
ZONING BOARD OF APPEALS
MINUTES
June 9, 2026**

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

ABSENT: ZBA Attorney Mark Blanchard

ALSO PRESENT: 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.

2. 15 PARK AVENUE (SBL: 202-2-11.1)

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.

Chairman Gilstrap advised that he is recused from the application and turned the matter over to Member Elizabeth Doherty to lead the discussion.

Attorney Mitchell Maier appeared on behalf of the applicant and reviewed the history of the application. He advised that the applicant had previously reduced the proposed dwelling from approximately 3,200 square feet to 2,500 square feet and later submitted a further reduced proposal of approximately 1,750 square feet.

Mr. Maier stated that the applicant is currently requesting relief for a proposed dwelling of approximately 1,750 square feet, where 1,550 square feet is permitted. He also stated that the application includes relief for a rear yard setback of 30 feet where 35 feet is required, and lot coverage of 30% where 25% is permitted.

Mr. Maier advised the Board that the property had recently been listed for sale. He stated that the applicant is exploring his options due to the length of the process and personal considerations but still wishes to proceed with the application.

The Board discussed whether the granting of the variances would run with the land if the property were sold. The Board also discussed the size of the proposed dwelling, the character of the neighborhood, and prior discussions regarding what level of floor area relief the Board may have been willing to consider.

The Board reviewed the application under the five-factor balancing test. The Board determined that the requested variances were substantial, that feasible alternatives exist, and that the difficulty was self-created. The Board further determined that the requested variances would produce an undesirable change in the character of the neighborhood. The Board did not find that the proposal would have a significant adverse physical or environmental impact.

Motion by Member Benros to deny the requested variances; second by Member Lanari.

Vote: Carried 5-0

Mr. Maier stated for the record that he disagreed with the Board's decision and would review the matter with his client regarding a possible appeal.

3. VOTE ON ADOPTION OF 581 ROUTE 17M DECISION

The Board reviewed the written decision for 581 Route 17M.

The Board discussed several proposed corrections to the decision, including grammatical revisions, correction of Board member names, and revision of the description of the surrounding property to refer to a commercial building and parking lot.

Motion by Chairman Gilstrap to approve the written decision with the discussed corrections; second by Member Doherty.

Vote: Carried 4–0

Member John Benros abstained. Alternate Member Larry Hearn did not vote on this matter.

4. APPROVAL OF MINUTES – April 14, 2026

Motion to approve by Member Margotta; second by Member Lanari.

Vote: Carried 4–0

Member John Benros abstained. Alternate Member Larry Hearn did not vote on this matter.

5. OLD BUSINESS

A. 59 Gilbert Street – The Board was advised that the matter was expected to first go to the Building Department. No further update was received, and no action was taken.

B. 546 Route 17M – The Board was advised that the application has been withdrawn in its entirety and that the applicant will be collecting the application materials.

6. NEW BUSINESS

No items discussed.

The Board noted that a name plate should be ordered for Alternate Member Larry Hearn.

7. ADJOURNMENT

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

Vote: Carried 6–0

Meeting adjourned.