

State Environmental Quality Review Act (SEQR)
Notice of Public Scoping Session
208 Business Center
NYS Route 208 and Gilbert Street Extension
Section Block Lot Nos. 201-3-3, -4, -7, and -8
Village of Monroe Planning Board, Orange County, NY

The Village of Monroe Planning Board, as Lead Agency, is reviewing an application from 208 Business Center, LLC for a proposed 72,500 square foot mixed-use retail and office building on a five acre site located on New York State Route 208 and Gilbert Street Extension in the Village of Monroe. The proposal includes 47,500 square feet of retail use on the first floor and 25,000 square feet of offices on the second floor, parking for approximately 259 cars. The development is proposed to be supplied with sewage service from Orange County Sewer District No. 1's Harriman sewage treatment plant, water service from the Village of Monroe, and on-site stormwater management facility development. The site is within the Village of Monroe's General Business (GB) Zoning District and the adjoins the Town of Monroe's O & R Park.

The Planning Board has required the applicant to prepare a Draft Environmental Impact Statement (DEIS) to address potential environmental impacts of the project. Involved and Interested Agencies, residents and other members of the public are invited to participate in defining the scope (or contents) of the DEIS reflecting their concerns and information needs.

On March 23, 2021 at 7:00 PM, the Planning Board will hold a public scoping session via an electronic meeting using Zoom.com. The Zoom meeting links are posted on the Village of Monroe's website. The applicant has prepared a Draft Scoping Document that outlines the areas they have proposed for study in the DEIS. This document is available on the Internet for viewing, downloading, or printing at <http://www.villageofmonroe.org>. Written comments on the Draft Scoping Document are welcomed. Persons attending the Zoom scoping session will have an opportunity to speak to make their scoping suggestions known. The period for submitting written comments on the scope of the DEIS will close on April 2, 2022. Comments should be submitted by that date to Fiona Doherty, Village of Monroe Planning Board, 7 Stage Road, Monroe, NY 10950. Afterwards, the Planning Board will issue a Final Scoping Document.

This Notice and the Draft Scoping Document Sent to:

208 Business Center, LLC, Applicant

Village Mayor Neil Dwyer & Village of Monroe Board of Trustees

Village of Monroe Planning Board

Village of Monroe Zoning Board

Village of Monroe Water Department

Village of Monroe Department of Public Works

Town Board of the Town of Monroe

Orange County Sewer District No. 1

Orange County Environmental Facilities and Services

Orange County Department of Health

Orange County Department of Planning

New York State Department of Transportation

New York State Department of Environmental Conservation

New York State Office of Parks, Recreation and Historic Preservation

Environmental Notice Bulletin

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