

**VILLAGE OF MONROE
PLANNING BOARD
WORKSHOP AGENDA AND SPECIAL MEETING**

**Monday June 13, 2022
7:00 P.M.**

**The meeting will start at 7:00 pm and no applications will be heard after 10:00 pm.
Applications not heard will be scheduled for the next workshop.**

Pledge of Allegiance

1. 208 Business Center – (201-3-3, 4, 7, 8) – DEIS review
2. 3 Angel Road – (213-1-6) - Sewer follow up.
3. 424-434 North Main – (202-1-1,2 &4) - Site Plan Review
4. 386 Rt. 17M – (217-3-12) - Site plan review
5. 125 Elm Street – (207-1-2) - Site plan review
6. 59 Gilbert Street – (201-1-2.21) – site plan and special permit
7. 160 Stage Road – (212-6-11.1) - Site plan review
8. 110-114 Stage Road – (212-6-17.1 & 17.2) - revised site plan

Applications:

208 Business Center: DEIS review – 201-3-3, - 4, -7 and -8) – Located at the intersection of NYS Route 208 and Gilbert Street Extension, Monroe NY, near the YMCA Planning Board to review revised draft scope. Application for Site Plan Approval for the development of a 72,500 square foot commercial building with office and retail uses. The development is located in the GB Zone along NYS Route 208. Two additional traffic lights are proposed at the Schunnemunk Street and Route NYS Route 208 intersection as well as the North main Street and Schunnemunk Street intersection.

*Received Revised Draft Scope dated April 30, 2021,
Revised Draft Scope – Redlined dated April 30, 2021,
Revised Draft Scope – Redlined and Tracked Changes dated April 30, 2021,
DEIS link distribute to PB members. (documents too big to add to One Drive.).
KH CompletenessReview_208_BusCtr_05-23-2022.*

3 Angel Road: – Amended Site Plan - (214-1-58) – Located near Mombasha Fire House, Monroe NY. Initial submission before the board – Planning board to review documents. Application for Amended Site Plan approval involving the conversion of an existing single-family dwelling to a two-family dwelling on a .69 acre property in the UR-M Zoning District. Project to require a Special Use Permit. **Escrow - Good**

Next Planning Board Workshop/Meeting:

**July 11, 2022 – Workshop
July 26, 2022 – Regular Meeting**

Submission Deadline: June 30, 2022

Received *Certificate of Occupancy* dated December 13, 2021
Land User Determination dated December July 20, 2021
Cover Letter dated December 27, 2021 by David Niemotko Architects PC
PB Application dated August 30, 2021
Short EAF dated December 28, 2021 by David Niemotko Architects PC
Site Plan (1 Page) dated December 27, 2021 by David Niemotko Architects PC
3 Angel Road PB Letter 5-25-22 C1 C2 C3 # Angel Road Site Plan May 25,
2022

424-434 North Main: 202-1-1,2 & 4 Site Plan Review: Located near the intersection of North Main and Schunnemunk Street, Monroe NY. *Planning Board to review documents. Application for office building and retail space. Two-story commercial building with 10,656 S.F. retail space on first floor and 12.942 S.F. mixed retail and office space for the second floor. 7,981 S.F. basement storage.*

424 434 north main app May 16,2022 (application)
424 434 north main Submission May 16, 2022. (incls: Owner Endorsement, Consent of Prop. Owner, owner Guar of fees, Auth to Inspect, Owner disclose, Short EAF, LUD, and site plan)

386 Rt. 17M: 217-3-12: Site Plan Review: Located on Rt. 17M between La Lima Bakery and the James Hotel.

Submission Package 386 Rt 17M May 19, 2022 (incls: Application, Owner Endorsement, Consent of Prop. Owner, owner Guar of fees, Auth to Inspect, Owner disclose, Short EAF, LUD, and site plan)

125 Elm Street: 207-1-2 Site Plan Review: Located near North Main Street and Anderson Street *Planning Board to review documents for commercial office space and garage storage and Special Permit for Auto Repair and Paint shop.*

Scanned Package – January 27, 2022
Submission 5-18-2022 May 18, 2022 (incls: Application, Owner Endorsement, Consent of Prop. Owner, owner Guar of fees, Auth to Inspect, Owner disclose, Short EAF, LUD, and site plan)
Zba to pb 125 elm street May 2022

59 Gilbert Street: 201-1-2.21: Site Plan Review: Located near intersection of Rt 17M and Gilbert Street. *Application for additional storage space and special use permit.*

59 Gilbert Building Dept May 6, 2022
lud59 gilbert May 27,2022

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Submission Deadline: June 30, 2022

VOM Planning Board App 59 gilbert May 27, 2022
VOM Short Environmental 59 gilbert May 27, 2022
VOM Auth Inspect 59 gilbert May 27, 2022
VOM Owner Endorsement 59 gilbert May 27, 2022
VOM Consult of Property 59 gilbert May 27, 2022
59 gilbert Plan for Permits Submitted June 9, 2022

160 Stage Road: 212-6-11.1 Site Plan Review: Located at the intersection of Maple Road and Stage Road near Rt 17M, Monroe NY. Application for 32,296S.F. three story office building limited to 35 feet in height.

Informal review bld dept March 8, 2022
app submit 160 stage rd January 25, 2022
1-34023 (jum) OUTBOUND 160
PB Application May 13,2022
1731-05 short EAF 160 Stage May 26, 2022
1731-05_Sketcch_Plan-3SK May 26, 2022

110-114 Stage Road: 212-6-17.1 & 17.2 Revised Site Plan Review: Located on Stage Road next door to Police Station Application for two-story office building

110 Stage Road Plan Set 03-14-22 March 2022
110 Stage Road PBlatter 03-14-22 March 2022
FRONT ANGLED VIEW 2-18-22 March 2022
Full Planning Board app. March 2022
johnoroukeletter April 2022
OFFICESIDEVIEW 2-18-22 March 2022
Photo 1 thru 8 johnorouke April 2022
Planning board app 110-114 stage rd March 2022
Planning board app 110-114 stage rd2 April 2022
Roof 110 Stage April 2022
Short EAF 110 stage Rd 05-29-22 May 2022
3705 110-114 Stage Road May 2022
Site Plan 05-24-22 May 2022
May submission letter 110 stage rd May 2022

Approve meeting minutes:

March 22, 2022
April 11, 2022

Adjournment

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