

330 Stage Rd. Loading dock

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From: Planning Board Secretary (pbsecretary@villageofmonroe.org)

To: david@niemotkoarchitects.com

Cc: lipadeutch@yahoo.com

Date: Tuesday, May 6, 2025 at 01:59 PM EDT

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Good afternoon,

Please see the attached email regarding the loading dock at 330 Stage Rd.

Terri

**Caution:** This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Good Afternoon Terri and Jeff –

I don't know if the email below made its way to you. Please add to the 330 Stage file and circulate.

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**From:** Chris Watson <inspector2@villageofmonroe.org>

**Sent:** Thursday, April 24, 2025 10:06 AM

**To:** Elizabeth Cassidy <ecassidy@ekcassidylaw.com>

**Cc:** Neil Dwyer <mayor@villageofmonroe.org>; Building Clerk <building@villageofmonroe.org>; ZBA Chairman <ZBACHairman@villageofmonroe.org>; ZBA Secretary <zbasecretary@villageofmonroe.org>

**Subject:** Re: 330 Stage Rd

My final opinion on the matter the loading dock would be for the owner to approach the zoning board. The loading dock can continue to be used as it was intended for until further remediation is found. The decision on using the front door as loading should be regulated by 200-44 General Provisions.

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**From:** Elizabeth Cassidy <[ecassidy@ekcassidylaw.com](mailto:ecassidy@ekcassidylaw.com)>

**Sent:** Tuesday, April 22, 2025 3:26:01 PM

**To:** Chris Watson <[inspector2@villageofmonroe.org](mailto:inspector2@villageofmonroe.org)>

**Subject:** RE: 330 Stage Rd

**Caution:** This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Hey Chris –

Can you give me a call – I am here until 4:15 and then back tomorrow.

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**From:** Chris Watson <[inspector2@villageofmonroe.org](mailto:inspector2@villageofmonroe.org)>

**Sent:** Tuesday, April 22, 2025 3:23 PM

**To:** Elizabeth Cassidy <[ecassidy@ekcassidylaw.com](mailto:ecassidy@ekcassidylaw.com)>  
**Subject:** Re: 330 Stage Rd

He wants to move the loading to the front doors. I explained several times the loading dock is in non conformance and to remove non conformance they will need to remove the loading dock. They can remain to use the loading dock as the initial intent of the building. I need to review the loading dock code but, I feel it is not adequate enough and it is unlawful although this is what they have been doing for months. Idk when or where the line goes for residential and commercial but I feel he will need the approval of the ZBA for anything he wants to do pertaining to commercial in his residential district. Please advise.

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**From:** Chris Watson  
**Sent:** Tuesday, April 22, 2025 2:40:22 PM  
**To:** ecassidy <[ecassidy@ekcassidylaw.com](mailto:ecassidy@ekcassidylaw.com)>  
**Subject:** 330 Stage Rd

I am going to meet with the owner. His plan to move the loading dock and using the front door for loading. He plans on having a daycare. I'll let you know how it goes.

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