

jesse@niemotkoarchitects.com

From: David Niemotko Registered Architect <david@niemotkoarchitects.com>
Sent: Tuesday, April 8, 2025 7:50 AM
To: Elizabeth Cassidy Attorney; Lanc & Tully - David; Vof Monroe - Terri Brink
Cc: Lipa Deutch; David@niemotkoarchitects.com; Jesse Shih
Subject: FW: RE: 330 Stage
Attachments: DOC021025.pdf

Good morning Elizabeth.

I realize that the email string below was not available last night, yet it addresses the elimination of the loading dock specifically and the use of the furniture store with its loading in the front as exempt from the zoning code for the 200 feet separation. There are 2 building department memo attachments to the email. Regards David

Sent from my Sprint Samsung Galaxy S9.

----- Original message -----

From: Jim Cocks <inspector@villageofmonroe.org>
Date: 2/10/25 10:43 AM (GMT-05:00)
To: Lipa Deutch <lipadeutch@yahoo.com>
Cc: David Niemotko <david@niemotkoarchitects.com>, Joel Weiss <joel@empirebrooklyn.com>
Subject: RE: 330 Stage

Good morning

See attached

The one letter is dated 1/9 and was already submitted to the Planning Board

Thanks

Jim

James Cocks

Building Inspector

Village of Monroe

Phone (845)782-8341 ext 128

Fax (845)782-8607

Inspector@villageofmonroe.org

Notice of Confidentiality - Village of Monroe

This E-mail message and its attachments (if any) are intended solely for the use of the addressee hereof. In addition, this message and the attachments may contain information that is confidential, privileged, and exempt from disclosure under applicable law. If you are not the intended recipient of this message, you are prohibited from reading, disclosing, reproducing, distributing, disseminating, or otherwise using this transmission. Delivery of this message to any person other than the intended recipient is not intended to waive any right or privilege. If you have received this message in error, please notify the sender by reply E-mail and immediately delete this message from your system.

From: Lipa Deutch <lipadeutch@yahoo.com>

Sent: Sunday, February 9, 2025 1:16 PM

To: Jim Cocks <inspector@villageofmonroe.org>

Cc: David Niemotko <david@niemotkoarchitects.com>; Joel Weiss <joel@empirebrooklyn.com>

Subject: 330 Stage

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

Hi Jim,

Please see attached latter from planning board attorney, and site plans,

It will be appreciate if we can have your respond before the planning board meeting to the 2 items from attorney

8. Applicant to address loading.

The revised plan appears to eliminate the existing loading bay door. The applicant to address loading for the furniture store and its potential impact on site circulation. Per 200-44 (I) loading spaces are to be located more than 200 feet from residential district boundary.

2-6-2025 – The revised traffic flows do not address loading by the retail store

12. The prior application relied on flood barriers and flood plain mitigation. Applicant's Engineer advises by letter dated,

January 8, 2024, that the "applicant no longer wishes to have the barriers installed and is pursuing modifications to the building only to flood proof the building."

Applicant to address impacts of improvements including proposed turn around, dumpster enclosure and playground to be located within the flood zone.

2-6-2025 – At the January 13, 2025 worksession, the applicant's architect indicated that the applicant intended to "flood proof" the building by raising window sills, removing doors and parging the building on the south side of the building. Engineer Higgins/Building Inspector to advise on the acceptability of such plan.

Thanks,

Lipa Deutsch

Village Of Monroe

Building Department

Memo

To: Planning Board
From: Jim Cocks
Date: 2/10/2025
Subject: S/B/L/ 213-1-30
330 Stage Road

The Planning Board has questioned the loading area for the existing building used for furniture warehouse/store not meeting the 200' set-back from residential districts as per 200-44(I). The Village changed the Zoning for the adjacent property (213-1-31) from (CB) Central Business to (SR-10) Residential back on November 10, 2023. At the time the existing loading area was used it was not required to meet this requirement due to being located adjacent to a Business District. This loading area is now considered preexisting nonconforming and would be permitted to remain and be used as it was designed for without meeting the 200' setback requirement.

Please do not hesitate to contact me for any further information

Thank You

James Cocks
Building Inspector

FW: 330 Stage Road

From: jesse@niemotkoarchitects.com

To: david@niemotkoarchitects.com; lipadeutch@yahoo.com

Date: Monday, May 12, 2025 at 11:31 AM EDT

Jesse Shih, E.I.T.

David Niemotko Architect, P.C.

167 Stage Road

Monroe, NY 10950

Mobile (845) 401-2891

Office (845) 774-7523



David Niemotko Architects

From: David Niemotko <david@niemotkoarchitects.com>

Sent: Thursday, May 16, 2024 1:41 PM

To: Jesse Shih <jesse@niemotkoarchitects.com>

Subject: FW: 330 Stage Road

From: Jim Cocks <inspector@villageofmonroe.org>

Sent: Tuesday, May 14, 2024 10:57 AM

To: Elizabeth Cassidy <ecassidy@ekcassidy.com>; Jeff Boucher <pbchair@villageofmonroe.org>; Planning Board Secretary <pbsecretary@villageofmonroe.org>

Cc: David Niemotko <david@niemotkoarchitects.com>

Subject: 330 Stage Road

Good morning All

As requested by the Planning Board I have reviewed 330 Stage Road as to compliance with the existing loading area and have determined this is preexisting and will not require any variance from section 200-44I

Any questions please do not hesitate to contact me

Thank You

James Cocks

Building Inspector

Village of Monroe

Phone (845)782-8341 ext 128

Fax (845)782-8607

Inspector@villageofmonroe.org