

WeinbergLim Engineering

(845) 570-0401

avi@weinberglim.com

February 2, 2026

Village of Monroe, Zoning Board

7 Stage Road Monroe, NY 10950

Narrative: 581 Rt 17M Monroe, NY, (S-B-L 220-5-16.312)

581 Rt 17M is an existing office and retail site. The applicant is proposing a 14,370 square foot two story office building in the rear of this site. The applicant also seeks to subdivide the existing office and retail space into commercial condominiums. The applicant recently received a Neg Dec for subdivision and site plan approval from the Planning Board.

Per Section 200-34(H)(3)(H) of the Village Code, dumpsters are not allowed in setbacks. The proposed layout shows the dumpster to be relocated from its current location. The existing dumpster is located approximately 0.9 feet from the property line near the southeast corner of the property, in a poor and noncompliant location. The proposed dumpster location is five feet from the property line within the side setback. This relocation, though still within the rear setback, improves site functionality and circulation. The dumpster location will not disturb neighboring properties as it will be enclosed and screened with landscaping to minimize visual impacts.