

Project Narrative

The Project is located at 577 NYS Route 208, Monroe, NY 10950. It is identified as Village of South Blooming Grove Section 219, Block 1, Lots 2.1 and 2.2.

The Amended Site Plan Application proposed the development of two commercial buildings, one four-story office building consisting of 26,400 square feet per floor and a warehouse building consisting of 16,920 square feet, as well as 314 associated parking spaces in order to serve commercial needs in the region. On 6/17/21 a two-lot subdivision and proposed Site Pan was approved for the previous owner Metro Asset Management which approved the development of four office buildings in addition to an existing office building and single family home on-site (total of 5 office buildings and one single family home) and approved the use of a warehouse with 122 parking spaces with certain variances approved by the Zoning Board of Appeals.

This amended Site Plan Application proposes the merger of Lots 2.1 and 2.2 into one single lot, the development of two commercial buildings (instead of 4 office buildings), and requires a variance for the total area of disturbance from the previously approved 5.03 acres to 5.2 acres; increase in the number of stories from two to four; increase in the maximum building height from 35' to 44'; variance in side yard from 50' to 36.6'; and waiver to allow less than 50% of the site to be maintained as undeveloped green space. The requested variances are further described in the narrative summary of requested variances.