

**VILLAGE OF MONROE
PLANNING BOARD
WORKSHOP AGENDA**

**MONDAY MAY 10, 2021
7:00 P.M.**

Pledge of Allegiance

Due to the **Covid-19** pandemic and Governor Cuomo's Executive Order No. 202.1, the Village of Monroe Planning Board Meeting is being held via zoom videoconferencing.

Informal Discussion

1. **Jennings Informal – 216-3-7** – Located at 16 Ann Place, Monroe NY, near the Monroe Federal Plaza *Planning Board to review provided documents, including a survey, and assess scope of proposed project.* Application for proposed renovation of existing detached garage and subsequent conversion into accessory apartment. Garage is an existing non-conforming structure. Project located in the SR-10 Zoning District, and is behind the Monroe Federal Plaza. **Escrow N/A**

Received *Cover Letter* dated April 30, 2021, *Informal Planning Board Application* dated April 30, 2021, *Brodie Architect Memo* dated November 5, 2020, *Hoens Survey* dated August 10, 1995

Workshop

1. **548 Rt 17M - 220-4-8** – Located at 548 Route 17M, Monroe NY, next to the Mombasha Firehouse *Planning Board to review submitted Short EAF, Site Plan, and Ownership Disclosure documents.* Application is for Site Plan Approval involving the expansion of existing use with the installation of a 4,666 sq. ft Warehouse including a 500 sq. ft. Mezzanine. A 4,200 sq. ft Open Shed will be added with the proposed Warehouse, and an existing shed will be demolished. This project is located in the GB Zone. Special use for office is permitted, but warehousing requires a special use permit. **Escrow N/A**

Received *Civil Tec Site Plan* dated April 29, 2021, *Brale Architects A102 – Warehouse sheet* dated January 25, 2021, *Cover Letter* Dated April 29, 2021, *Short EAF* dated April 29, 2021, *Ownership Disclosure forms* dated April 29, 2021.

2. **445 Route 17M - 222-2-2.1** – Located at 445 Route 17M, Monroe NY near the ACP Plaza *Planning Board to review submitted Site Plan, Traffic Report, Long EAF, and Response Email.* Application for Site Plan Approval for the proposed construction of a two-story building containing 35,568 sq. ft. of office on two floors with basement-level accessory storage. Project site is a 1.88 acre lot in the GB Zone with frontage on Route 17M. There is an existing single-family dwelling which is to be removed. **Escrow N/A**

Received *Civil Tec Site Plan* dated April 27, 2021, a *Yost Design Planting Plan* dated April 20, 2021, *American Continental Properties Interconnection Email Response* dated March 19, 2021, *Creighton Manning Traffic Report* dated April 29, 2021, *Long EAF* dated April 29, 2021, *Cover Letter* dated April 29, 2021.

3. **The Q – Site Plan – (222-1-13, 14, & 15)** – Located at the intersection of **Stephen Lane and Still Road, Monroe NY, near the Sacred Heart Church Planning Board** to review submitted *Site Plan, SWPPP, Part 2 EAF, Part 3 EAF, Traffic Report, among other documents*. Application for Site Plan Approval and Special Use Permit for the construction of a multifamily development comprised of 4 two-story buildings containing a total of 72 two-bedroom units. 133 parking spaces are proposed. The development is located on a single 10-acre property in the UR-M zone. **Escrow N/A**

Received *Cover Letter* dated April 30, 2021, *Engineering & Surveying Properties Site Plan* dated April 30, 2021, *Esposito & Associates Landscape and Lighting Plans* dated April 30, 2021, *Engineering & Surveying Properties SWPPP Response* dated April 30, 2021, *Engineering & Surveying Properties SWPPP* dated April 2021, *Colliers Engineering & Design Response* dated April 14, 2021, *Part 2 EAF, Part 3 EAF* dated April 30, 2021, *Till Architect Elevation Sheet* dated April 28, 2021, *ESO Email* dated April 22, 2021, *Esposito & Associates ESO Diagram* dated April 22, 2021

4. **Ramapo St Neighborhood Shopping Center – (220-1-4)** – Located at the intersection of **Ramapo Street and NYS Route 17M, Monroe NY, near the Monroe Ambulance Corps Planning Board** to review submitted *Site Plan, full EAF, and SHPO Comments*. Application for Site Plan Approval which includes the construction of a two-story, mixed use building with both retail and office uses on a 3.72 acre property in the GB Zoning District with frontage on 17M. Project site is surrounded on three sides by wetlands. 59 Parking Spaces are proposed. **Escrow N/A**

Received *Niemotko Architects Site Plan* dated April 29, 2021, *Full EAF* Dated April 29, 2021, *SHPO Comments* dated September 24, 2018, *Cover Letter* dated April 29, 2021.

Adjournment