

**VILLAGE OF MONROE PLANNING BOARD
REGULAR MEETING
JUNE 18, 2018
MINUTES**

PRESENT: Chairman Parise, Members Cocks, DeAngelis, Karlich, Building Inspector Cocks, Attorney Reineke, Engineer O'Rourke

Chairman Parise opened the meeting at 7:00 p.m. with the Pledge of Allegiance to the flag. An announcement was made regarding the location of fire exits. Chairman Parise informed the applicants that there is a vacant seat on the board. Because of this a majority vote is required for anything voted on. The applicants were given the option of postponing their application until a fully constituted board is present.

**1. Shop Rite Plaza – Special Use Permit Renewal – (203-2-5)
No appearance**

Chairman Parise read the terms of the special use permit prepared which included the following:

1. Landscaping:
 - a. all plantings are to comply with the Monroe Plaza Planting Plan dated June 2016.
 - b. all plantings shall be maintained in perpetuity.
2. Snow Removal:
 - a. Snow is to be removed from the parking area in a timely manner. 5 inches or less accumulation must be removed within 24 hours of the end of snowfall. 5 inches or more accumulation must be removed within 72 hours of the end of snowfall.
 - b. Snow is to be completely removed from the parking area. No snow is permitted to be piled in any parking spaces. No snow piles are permitted in the parking area. Snow shall not block sight distances in the parking lot.
3. The site shall be continuously maintained and kept free of litter.
4. The Verizon Wireless Micro Cell special use permit which received planning board approval on 3/19/2018 will run consecutively with this Special Use permit.

Member DeAngelis asked how long the applicant would be given to comply with the three items in the permit. Chairman Parise responded that the applicant has been in compliance and that there have been no complaints or issues either with the snow over the winter, or the condition of the site this spring. Member DeAngelis claimed there were at least 10 dead shrubs on the property and wanted to know when they would be replanted. Chairman Parise stated that the landscaping must be maintained in

perpetuity. Member DeAngelis wanted a specific date as to when the bushes would be replaced. Chairman Parise asked Member DeAngelis why this wasn't mentioned in May when the applicant was present, and also asked specifically where these dead bushes were. Member DeAngelis did not have an answer. Member DeAngelis wanted a condition of approval with a specific date to replace the plants. Chairman Parise stated that the landscaping is to be maintained in perpetuity, it's not a reason to hold up approval and continue this for months and months. To tell them to maintain in perpetuity handles this situation. Chairman Parise stated it would be helpful if Member DeAngelis took pictures of what she saw so that this information could be passed on to the applicant. Member DeAngelis did not think it was her responsibility to do that. Attorney Reineke added that the in perpetuity clause takes care of any plants that die during the year. Member DeAngelis wanted the plants changed. Chairman Parise stated he is in that parking lot all the time and has not noticed any dead plants. If Member DeAngelis saw something then she should provide information to substantiate her claim.

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that the special use permit for Shop Rite Plaza is hereby extended until 7/16/18 to give Member DeAngelis time to identify dead plants on the property, and to give the applicant time to replace any dead plants.**

On a On a Motion made by Member DeAngelis and seconded by Member Karlich it was unanimously **Resolved that a site visit is scheduled for Wednesday, 6/27/18 at 6:00 p.m. to review any dead plants; and it is further Resolved that Pete Calabrese or the current landscaping company in charge of the site will be invited to this site visit.**

2. 104 Elm Street – Conditional Use Renewal – (207-2-8)

Present: Michael Sandor, PE, MJS Engineering

Engineer Sandor acknowledged that the Board requested the owner's presence at the meeting, however they were travelling. A different representative of the company was present. Engineer Sandor advised the board that the hedges have been trimmed. The grassed area has been roped off to prevent parking on the grass. Chairman Parise understood that it was discussed that the grass should be seeded and the photo also shows the pavement broken and ruts on the lawn. This area needs to be repaired. Member Cocks added that the hedges were trimmed today, and that if a curbed area was installed that would alleviate the parking on the grass issue. Engineer Sandor stated he would present some options to the applicant for a barrier to prevent parking on the lawn. Chairman Parise reminded the applicant that the landscaping needs to be maintained in perpetuity and the applicant must comply with the originally approved site plan.

On a Motion made by Member DeAngelis and seconded by Member Karlich it was unanimously **Resolved that the special use permit for 104 Elm Street is hereby extended until 7/16/18 to give the applicant time to repair the broken pavement,**

repair and re seed the front lawn; and time for the owners to return from their travels so they can appear before the board.

3. Mombasha FD Amended Site Plan – (215-1-59)

Present: Michael Sandor PE, MJS Engineering

On a Motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that the Planning Board declare itself Lead Agency for Mombasha FD Amended Site Plan.**

On a Motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that the Planning Board refer the plans to Orange County Department of Planning for 239 review.**

On a Motion made by Member DeAngelis and seconded by Member Karlich it is unanimously **Resolved that a Public Hearing be set for Mombasha FD Amended Site Plan on Monday, July 16, 2018 on or about 7:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

Engineer O'Rourke commented that Engineer Sandor submitted updated plans which adjusted the drainage and alleviated the issue of discharging on the neighboring property.

4. ACP Kmart Plaza – Amended Site Plan – (222-1-5.1, 5.2)

Present: Larry Torro, PE, Civil Tech Engineering

Engineer O'Rourke stated that revised plans were received, reviewed and found acceptable and an updated construction cost estimate submitted. Member DeAngelis asked when the landscaping would be done. Engineer Torro stated the existing landscaping has been completed. Member DeAngelis did not see that and wanted a date when the dead landscaping would be replaced. Engineer Torro stated the landscaping has been maintained but will give a dated of August 15, 2018 to complete the landscaping. Member DeAngelis wanted a date when the painting of the back of the building would be done. Engineer Torro stated that would be completed prior to when the special use permit was up, December 2019, to give time to complete the construction for the amended site plan and get cleaned up before the rear is painted. Member DeAngelis felt that was too far away. Engineer Torro stated that painting was not in the budget this year for painting but could be set aside for next year as this issue was just brought up now. Member DeAngelis felt it was poor planning. Chairman Parise thought painting the rear of the building after all of the construction was completed, and prior to the expiration of the special use permit was reasonable and fair.

On a motion made by Member Cocks and seconded by Member Karlich, it was unanimously **Resolved that the Planning Board make a recommendation to the Village Board to accept the construction cost estimate in the amount of \$113,988.10 which estimate has been reviewed and approved by John O'Rourke, P.E.**

On a Motion made by Member DeAngelis and seconded by Member Cocks, it was unanimously **Resolved, that the Planning Board grant approval for the site plan for American Continental Properties (ACP) last revised 5/29/2018 conditioned that the Village Board accept the construction cost estimate; and conditioned on any replacement landscaping shall be done by 8/15/18; and conditioned on painting of the rear of the plaza to be completed by June of 2019; subject to final review by Engineer O'Rourke; and subject to all conditions and notes on the plans; and all fees, bonding and administrative actions are paid.**

**5. Lenza – Conditional Use Renewal and Amended Site Plan (223-1-4)
No Appearance**

On a Motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that the Planning Board declare itself Lead Agency for Lenza Amended Site Plan.**

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that the Planning Board refer the plans to Orange County Department of Planning for 239 review.**

On a Motion made by Member DeAngelis and seconded by Member Cocks it is unanimously **Resolved that a Public Hearing be set for Lenza Amended Site Plan on Monday, July 16, 2018 on or about 7:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

**6. 112 Forest 2 Lot Subdivision – (204-3-1.1)
Present: Mark Siemers, Pietrzack & Pfau**

On a Motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that the Planning Board declare itself Lead Agency for 112 Forest 2 Lot Subdivision.**

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that the Planning Board refer the plans to Orange County Department of Planning for 239 review.**

On a Motion made by Member DeAngelis and seconded by Member Karlich it is unanimously **Resolved that a Public Hearing be set for 112 Forest 2 Lot Subdivision on Monday, July 16, 2018 on or about 7:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

7. **296 Schunnemunk St. 2 Lot Subdivision – (202-1-9.21)**
Present: Mark Siemers, Pietrzack & Pfau

Chairman Parise explained that this application began in 2016 for a 2 lot subdivision for a duplex, and then the Village entered into a moratorium putting the project on hold. Upon the applicant's request the money was returned to the applicant and the application closed. Once the moratorium was lifted the applicant refiled in January 2018 with the current application for a 2 lot subdivision and a single family house. On April 3, 2018 the Village board approved an amendment to the zoning code and flag lots are no longer permitted. Based on this new zoning amendment the planning board cannot entertain this application for a 2 lot, flag lot subdivision.

On a Motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that based upon the adoption of an amendment to the zoning code by the Village board on 4/3/18 no longer permitting flag lots, the application for 296 Schunnemunk Street 2 Lot Subdivision is denied.**

8. **Chabad of Orange County – Field Change – (206-6-1.2)**
No appearance

Engineer O'Rourke explained that the applicant hit some rock in the area of the upper parking lot and had to modify the plans. They raised the parking lot area as well as the berm 2 feet which would eliminate the need for large amounts of blasting. The parking lot has also been pulled in a little bit which resulted in less disturbance and less grading. The raising of the berm would ensure no light would spill onto neighboring properties. The modification to the area would be less of an impact to the neighbors.

On a Motion made by Member Cocks and seconded by Member Karlich, it was unanimously **Resolved, that the Planning Board grant approval for the field change to the Chabad of Orange County Grading and Utility Plan last revised 4/5/18.**

APPROVAL OF MINUTES

On a motion made by Member DeAngelis and seconded by Member Karlich, it was Resolved **that the Minutes of the May 9, 2018 meeting be approved. Member Cocks was absent.**

On a motion made by Member Karlich and seconded by Member DeAngelis, it was unanimously **Resolved that the Minutes of the May 14, 2018 meeting be approved.**

ADJOURNMENT

On a motion made by Member Karlich and seconded by Member DeAngelis it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 7:45 p.m.