

**VILLAGE OF MONROE PLANNING BOARD  
WORKSHOP MEETING  
MAY 12, 2010  
MINUTES**

**PRESENT:** Chairman Parise, Members Niemotko,  
Syrianos, Cocks, Engineer O'Rourke, Attorney Levinson

**ABSENT:** Member DeAngelis

Chairman Parise opened the meeting at 8:00 p.m. with the Pledge of Allegiance to the flag. An announcement was made regarding the location of fire exits.

**Hidden Creek – Amended Site Plan (214-1-7.21, 7.22)**

**Present:** John Atzl, Atzl, Scatassa & Zigler, P.C.

Engineer Atzl discussed three amended site plans submitted for review. Two of them pertain to the relocation of retaining walls for building #18, and 12-14. The third concerns reconfiguration of the community area, basically switching the location of the pool and basketball court. Regarding building #18, typically the buildings have been 28 feet off the curb with a 4 ft. grass island and 4 ft. sidewalk leaving 20 ft for a driveway. Building #18 is 2 ft. deeper than what was shown on the original plan causing the building to come too close to the wetlands. What is requested is having the sidewalk adjacent to the curb which would give 16 ft. for the driveway. This change does not affect the entire building, but only units 87 and 88. Chairman Parise questioned the deck of unit 88 as the plans are showing the deck going into the retaining wall. Engineer Atzl explained the deck is raised and overhangs the wetlands but the post is out of the wetlands. Engineer O'Rourke stated it was okay to have the deck overhang the wetlands, but that any concrete slabs under the deck cannot go into the wetland area. Regarding Buildings 12-14, the owner would like a flat area behind the units so proposed retaining walls to accomplish this. There is no change to the buildings, only to the grade. All engineering calculations will be submitted to Engineer O'Rourke for approval. Regarding the community area, Engineer Atzl is requesting switching the location of the pool and basketball court as this is a better layout with the patio and pool lower than, as well as behind the clubhouse. Chairman Parise explained that Member DeAngelis was not present at this meeting due to illness, but had a comment. She requested an overlay of the new changes to be made to be laid over the original plans to see the difference the changes would make. Member Cocks suggested she may be looking for landscaping around these areas. Engineer Atzl will do a new landscaping plan. Chairman Parise suggested if any outside lights in the community area are being considered those lights should be included on the plan as well.

## **Freeman's Auto Body – Amended Site Plan – (213-1-30, 31)**

**Present:** Duane Freeman

Chairman Parise stated that the submission received by the applicant is not a site plan. Engineer O'Rourke stated the plans need to show exactly what is existing and what is proposed; specific uses for the site; and construction details for all improvements including dumpster, lighting, landscaping, and parking calculations. Chairman Parise observed many types of signs on the building and in the windows. Chairman Parise informed the applicant that the only signs permitted on the building are the ones that have been approved. Engineer O'Rourke questioned what the proposed 6" high, 24" wide gravel berm noted on the plans is for and suggested the Board review the proposed screening on the fence. Chairman Parise suggested the applicant bring his Engineer to the workshop or have him contact Engineer O'Rourke directly in order to have all the information included on the plan. Engineer O'Rourke stated the NYS DEC Wetland limits need to be determined and confirmed to ensure no encroachments of the buffer area. Storm water runoff needs to be discussed especially with vehicles being stored so close to the wetlands. The ZBA decision/interpretation needs to be referenced on the updated plans.

### **ADJOURNMENT**

On a motion made by Member Cocks and seconded by Member Syrianos it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 8:40 p.m.