

**VILLAGE OF MONROE PLANNING BOARD  
WORKSHOP MEETING  
MARCH 9, 2011  
MINUTES**

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

**ABSENT:** Member Niemoitko

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.

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

**Present:** Stephen Deutsch, P.E.

Chairman Parise stated the applicant had last appeared 2 months ago in January and at the time landscaping and fencing were discussed. Engineer O'Rourke stated on the new drawings submitted it is noted the evergreens are 6' when they are supposed to be 8'. Otherwise all comments from the prior meetings have been addressed. Engineer Deutsch stated he will adjust the size of the evergreens on the map. Chairman Parise stated one of the board members wanted an overlay to compare previously approved site plans on this site with the current site plan. Engineer O'Rourke compared the previously approved plan to this plan and there were not many differences. Other than some landscaping and side railing issues the plans are primarily the same. Member Cocks questioned if the dumpster enclosure will be large enough to contain all dumpsters necessary for this business. Member Cocks is concerned that the applicant will require additional dumpsters and wants to ensure any additional dumpsters are contained within an enclosure. Attorney Levinson suggested adding a note to the plan regarding additional dumpsters stating all roll offs and dumpsters shall always remain within an enclosed area. In the event additional roll offs or dumpsters are required that necessitate the expansion of the dumpster enclosure then the applicant must return to the Planning Board. Member DeAngelis questioned if the easement for general highway purposes was valid. Engineer O'Rourke and Attorney Levinson both explained it is an existing easement and cannot change it. Member DeAngelis questioned how the property can be kept from becoming a junkyard. Engineer Deutsch stated it depends on how the Village defines junkyard. Engineer O'Rourke stated it would be an enforcement issue for the Building Department. Chairman Parise questioned the Board if they were satisfied with the way the site looks today. Engineer Deutsch spoke with Pat Freeman who indicated all junk and debris was being removed from the property this week. The Board was satisfied with the way the site looks provided the applicant maintain a neat appearance on the site. Chairman Parise explained to the Board and applicant that there are currently three signs on the side of the building which is against

code. The AARB approved the signs and a permit was issued despite not complying with Village code. Building Inspector Wilkins informed Chairman Parise that the applicant was instructed to apply to the ZBA for a variance for the signs but an application has not been submitted yet. Chairman Parise is concerned with moving ahead with the application before the sign issue is cleared up. Attorney Levinson suggested allowing the applicant 6 months to get a variance from the ZBA or the site plan will not be signed.

## **2. Crystal Run Healthcare – Site Plan – (238-1-1)**

**Present:** Brandon Stabler, Columbia Equities; Jeffrey Martell, Bohler Engineering; Bill Goebel, Bohler Engineering

Attorney Levinson stated for the record that due to the complexity of this project one of his associates, Justin Kimple, will be accompanying Attorney Levinson at every meeting in the event legal counsel is necessary and Attorney Levinson is unavailable, the matter will not be delayed. Engineer O'Rourke explained that the applicant's traffic engineer, John Collins, was unable to attend the meeting. Chairman Parise has concerns with the traffic study and would like John Collins to attend a meeting to explain the traffic study to the Board. Engineer O'Rourke explained there are four items that the traffic study deals with. One is the left turn and right turn lane into their complex which would require a widening and permit from DOT. Second there is an option of a traffic light at Gilbert Street which would be a combination effort between Crystal Run, YMCA and Smith Farm. If this light did not work out then a traffic light would need to be installed outside the Crystal Run complex and that would need to be coordinated. There would also be improvements to Route 208 both for a left turn lane at the light at 17M and also at the intersection with North Main Street. Engineer Martell stated John Collins is waiting to hear responses from DOT and upon receiving responses from DOT would be more fully prepared to present to the Board. Engineer Martell stated that updated plans and expanded EAF have been submitted and a preliminary review conducted by Engineer O'Rourke. Chairman Parise would like discussed the retaining walls, traffic, drainage and soil situation. Engineer Martell discussed storm water management. The applicant performed a downstream analysis to look at how the project will impact the Orange and Rockland Lake. Upon review there are approximately 300 acres passing through the subject property by way of two culverts which run under Route 17M and into Orange and Rockland Lakes. The study looked at the impacts of a potential increase in runoff on the culverts themselves as well as the potential of raising the level of the lakes. The analysis performed actually showed a reduction in the amount of flow through the culverts at Route 17M because of the proximity of the site to the culvert the water gets there quicker than the water traveling from the other 300 acres. The analysis also showed that the elevation of the lake is raised so minimally it essentially cannot be measured and there are no structures or property which will be impacted by this project. In addition an underground detention system will be maintained to meet the one year storm requirement. Chairman Parise questioned if the culverts under 17M are adequate to handle the runoff. Engineer Martell stated they are not adequate to handle the current peak capacity which explains the local flooding experienced on 17M. Engineer O'Rourke explained that those culverts are not designed for a 100 year storm. Member

Cocks questioned if the applicant was making any changes under 17M. Engineer Martell stated no changes were being done to existing culverts. Chairman Parise questioned what the detention pond was being used for. Engineer Martell explained the pond was for water just on their property. Chairman Parise and Member Cocks stated there will still be a flooding issue on 17M despite what the applicant does on their own property. Chairman Parise questioned where snow will be placed when the parking lots are cleared and mentioned that site distance in the winter and drainage in the spring are an issue. Engineer Martell stated the primary snow storage will be at the front of the site plowed onto the landscaped area adjacent to 17M. The north and south sides will be pushed to the perimeter, and any build up will be relocated to the detention pond. Engineer Martell discussed the retaining wall. Upon testing it was determined that there is approximately 8-15 feet of solid rock to act as a wall which is not only a solid design feature but eliminates the need for a 40 foot retaining wall. Above the rock will be a green slope and at the top a smaller retaining wall making the visual impact more pleasing. Engineer O'Rourke mentioned the applicant discuss the status with outside involved agencies. Engineer Martell spoke about the Army Corps. of Engineers involvement due to filling an 8 foot wetlands ditch and offsite mitigation. The applicant is still waiting for a response from DOT. Attorney Levinson suggested emergency services be involved in discussions of the plans. Engineer O'Rourke stated a meeting will be held between Lanc & Tully and the Village DPW concerning water and storm water and otherwise the submission is fairly complete and ready to be sent to the County for the 239 review. In addition a public hearing can be scheduled. Chairman Parise suggested waiting for DOT to respond before setting a public hearing, as traffic is an important issue and will be a topic which will be discussed and would be best to have as much information as possible. The applicant will submit extra copies of the plans for the County and all emergency services.

### **OTHER BUSINESS**

Chairman Parise informed the Board of the Orange County Planning spring courses available.

Chairman Parise discussed a meeting scheduled for 4/27/11 on Smith Farm at which the applicant will be doing a full presentation of the project.

### **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 9:15 p.m.