

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
JUNE 13, 2011  
MINUTES**

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

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.

**PUBLIC HEARING:**

**1. Sunset Heights - Minor Subdivision – (211-1-2, 19)**

**Present:** Donald Tirschwell, Esq.; John Atzl, Atzl, Scatassa & Zigler, P.C.

Chairman Parise read the Public Hearing notice dated 5/20/11 into the record. Chairman Parise noted for the record that the notice of mailings have been received from the applicant. Attorney Tirschwell described the project as a minor 2 lot subdivision. The lot existing currently has a single family home, pool and vacant land. The pool is to be removed and the property subdivided with the existing house on one lot and the remaining land to be the second lot. A notation is on the map stating there will be no building permits issued for Lot 1 until the road on Hill Street or Sunset Avenue, wherever the outlet lies, has a base course and all utilities to service that lot, and a bond posted for the remaining portion of the road. Chairman Parise opened the floor for questions or comments.

Edward Hunt, 24 Sunset Heights asked if this subdivision had anything to do with the 46 homes proposed. Attorney Tirschwell stated no, this was a separate matter. Mr. Hunt asked if only one new lot was being created. Attorney Tirschwell responded yes, right now only one new lot is being created however that new lot is still sub dividable under the zoning. Mr. Hunt asked if there were plans to build a new house on the new lot. Attorney Tirschwell stated not at this time. Mr. Hunt had no further questions.

There was no further comment from the public. On a motion made by Member Cocks and seconded by Member DeAngelis, it was unanimously **Resolved, that there being no further public comment this evening, the Public Hearing for Sunset Heights Minor Subdivision be closed.**

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

**Present:** Brandon Stabler, Richard Rosen, Columbia Development Corp.; Keith Cahill, Bohler Engineering; Phil Greeley, John Collins Assoc.

Chairman Parise read the Public Hearing notice dated 5/20/11 into the record. Chairman Parise noted for the record that the notice of mailings have not been received from the applicant. Mr. Stabler stated the proof of mailings were supposed to have been emailed. Chairman Parise informed the applicant that the email was not received and that the proof of mailings needs to be delivered tomorrow.

Engineer Cahill described the project and site plan as a medical facility to be built on Route 17M on a lot of approximately 17 acres with frontage along 17M. There is a grade change on the site with Route 17M being the lowest point and rising in elevation to the west. A 136,224 square foot 3 ½ story medical building. There will be 4 stories facing 17M and the rear of the building will be only 3 stories to accommodate the slope of the property. There will be 3 access points into the location, the primary access being on the center of the property with an entrance lane as well as left turn and right turn lanes leaving the facility. In addition there is a proposed entrance only on the northern side of the site and an exit only lane on the southern part of the site. There will be 678 parking spaces with two way driving throughout the parking areas. Modifications will be made to Route 17M in widening as well as designated turning lanes into and out of the facility. Underground drainage will be installed to alleviate flooding on 17M in front of the site. Richard Rosen described Crystal Run as a health care practice that was established in 1995 with 200 physicians, 33 different specialties and 1100 employees. Crystal Run is looking to provide health care to southern Orange County with this Monroe location. Imaging, Orthopedics, and Physical Therapy, will be provided while maintaining the current Crystal Run practices already in place in the area. They will include more physicians as well as hiring for approximately 250-300 support staff. Crystal Run is hoping to begin construction in 2012 for a 2013 opening. Engineer Greeley discussed the traffic study conducted for the site. It is proposed to widen 17M and install turning lanes so that traffic through 17M will not be impeded. NYS DOT gave conceptual approval for the changes. DOT did not feel signalization at the driveway to this site was warranted. The intersections of 17M and 208 and 17M and Gilbert Street were also addressed. DOT is not opposed to signalizing the Gilbert Street area but that will be a combination of other projects in the area, all of which will be participating in a fair share situation towards signalization of that intersection.

Chairman Parise opened the floor for questions or comments.

Irving Zuckerman, owner of Verticon, Gilbert St. Extension and the Chase Bank Building. Mr. Zuckerman stated he was happy with the project moving into Monroe. Mr. Zuckerman questioned since DOT was acceptable to the signalization of the Gilbert Street intersection would that be part of the initial plan. Engineer Greeley stated that signalizing that intersection was not part of this proposal. DOT looked into the intersection but would be more of a combination improvement between all of the projects in the area such as Smith Farm and the YMCA. It is not part of the Crystal Run

application but Crystal Run will commit to a fair share contribution. Mr. Zuckerman stated he constructed the YMCA and it was the YMCA's plan and hope for the future of a through street for Gilbert Street and learned that the area is owned by the Village. Mr. Zuckerman asked if Crystal Run would still be interested in a fair share contribution after their facility was completed. Engineer Greeley stated yes they absolutely would be involved in a fair share contribution. Mr. Zuckerman asked how close the south exit from the property was to the Chase Bank property. Engineer Greeley stated the main entrance was approximately 800 feet from Chase Bank. The southern driveway is about 250 feet from Chase Bank.

Elwood Schuck, 27 Talmadge Court. Mr. Schuck stated he was the adjacent property owner on the southern end of the site. Mr. Schuck asked where the garbage area would be. Engineer Cahill stated the trash enclosure will be on the north side of the building therefore the building would shield the garbage from Talmadge Court. Mr. Schuck asked if the lights in the parking area would be shining towards Talmadge Court. Engineer Cahill stated that all the lights would have shields which would block the light to adjacent properties. In addition the type of lighting to be used all aims downward. There is also a grade change between Talmadge Court and the site therefore the lights will all be below Talmadge Court so should not present a problem. Mr. Schuck asked if there would be a fence along the southern property line and would the property be landscaped. Engineer Cahill stated there is a fence that will be along the retaining wall on the southern side and there will be a full landscaping plan which will include 26 shade trees along 17M with an additional 25 throughout the site as well as evergreens along the southern property line, for a total of 885 different plant material and 19 different species proposed for the site.

Mary Bingham, Town of Monroe Planning Board asked if the trees along 17M will be salt tolerant. Mr. Rosen stated that they haven't gotten to that detail yet but assured Ms. Bingham that they will work closely with the Planning Board to ensure the landscaping can withstand snow and plowing. Attorney Levinson added that the Planning Board has a requirement that all landscaping is in perpetuity therefore anything that dies must be replaced. Ms. Bingham asked if there will be any significant loss or gain to O&R Lakes due to the drainage from the site. Engineer Cahill described extensive underground storage for storm water. Mr. Rosen explained that the site will retain and treat storm water which will result in less run off from the site right now. Ms. Bingham asked if cold tar application to the asphalt would be utilized for pollution runoff. Engineer Cahill stated they would be using asphalt and have an above ground basin to minimize runoff. Ms. Bingham asked how the new medical services would affect current medical services within the Town and would the Town be losing some of the current services. Mr. Rosen responded it is difficult to say what will happen to other providers. Ms. Bingham questioned if the sewage from this site will be going through the Millpond Interceptor. Engineer Cahill stated that the site will be tied into the force main across from Gilbert Street but is not a large sewage producer. Ms. Bingham questioned if the traffic study took into consideration ill or infirm people driving in the area who could drive slower. Engineer Greeley stated that the traffic study took into account slow reaction times.

Irving Zuckerman asked what the difference was in finished elevation grade between the Chase Bank building and this site. Mr. Rosen showed renderings to answer Mr. Zuckerman's question.

Frank Eppinger, 521 High Street. Mr. Eppinger had a concern that the parking was not adequate for the site. Engineer Cahill explained that the Village parking calculations require 4.11 spaces per 1000 square feet and the site is designed with 5 spaces per 1000 sq. ft. Mr. Eppinger commented that he is concerned with traffic at the 208/17M intersection as well as traffic on 208. Mr. Eppinger asked what the DEC's comments were regarding storm water. Engineer Cahill stated they will be dealing with the DEC for final approvals and storm water design, but have already performed a downstream analysis on the site and evaluated flooding on 17M from the project, and discovered that with the improvements planned as well as the site the flooding will be reduced.

Charlie McLoughlin, 226 Spring Street asked who's decision it was to not allow a traffic light at the main entrance to the site. Engineer Cahill stated that DOT makes that determination. Engineer Greeley explained that no signal at this site is based on the push for signalization at Gilbert Street.

There were no further comments from the public. Chairman Parise stated that since the proof of mailings was not received the Public Hearing should be kept open. Written comments will be accepted while the Public Hearing is still open. On a motion made by Member DeAngelis and seconded by Member Syrianos, it was unanimously **Resolved, that the Public Hearing for Crystal Run Health Care be continued to July 13, 2011.**

## **REGULAR MEETING**

### **1. Sunset Heights - Minor Subdivision – (211-1-2, 19)**

**Present:** Donald Tirschwell, Esq.; John Atzl, Atzl, Scatassa & Zigler, P.C.

Chairman Parise noted that notes #17 and 18 were added to the plan as well as a construction and demolition plan for the pool. Engineer O'Rourke reviewed the plan and is satisfied with the plan. All setbacks have been met and there are no other issues.

On a Motion made by Member Niemotko and seconded by Member Syrianos it was unanimously **Resolved that the Planning Board types this application as an unlisted action, and issues a negative declaration under SEQRA.**

On a Motion made by Member Niemotko and seconded by Member Syrianos it was unanimously **Resolved that the Minor 2 Lot Subdivision Plan for Sunset Heights dated 5/17/2011 is hereby approved subject to the conditions set forth in notes #17 and #18 on the map, and all fees, bonding and administrative actions are paid.**

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

**Present:** Brandon Stabler, Richard Rosen, Columbia Development Corp.; Keith Cahill, Bohler Engineering; Phil Greeley, John Collins Assoc.

Mr. Stabler stated the applicant met with the Army Corp. of Engineers and they have conceptually approved the mitigation project and a detailed plan is being prepared. Engineer O'Rourke drafted some comments and provided them to the applicant. The applicant has addressed all the environmental issues and there is enough information to recommend an action on SEQR. Water with the Village is still being addressed. Chairman Parise stated that if a sign is planned that the applicant should apply to the AARB while they are still before the Planning Board so that the final approved specs for the sign can be included on the final site plan. Chairman Parise requested the applicant show dimensions, details and location of the sign before they go to the AARB. Member DeAngelis suggested that the applicant consider the comments from Orange County Planning regarding landscaping and sidewalks as they were good comments and recommendations.

**APPROVAL OF MINUTES**

On a Motion made by Member DeAngelis and seconded by Member Syrianos it was **Resolved that the Minutes of the May 11, 2011 meeting be approved.**

On a Motion made by Member Syrianos and seconded by Member Cocks it was **Resolved that the Minutes of the May 16, 2011 meeting be approved.**

**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 9:45 p.m.