

**VILLAGE OF MONROE PLANNING BOARD  
WORKSHOP MEETING  
JULY 13, 2011  
MINUTES**

**PRESENT:** Chairman Parise, Members Cocks, Syrianos,  
Engineer Higgins, Attorney Levinson,  
Building Inspector Wilkins

**ABSENT:** Members DeAngelis, Niemotko

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. Orange Market/856 Route 17M – Site Plan – (201-3-17)**

**Present:** Jeremy Valentine, Lehman & Getz

Engineer Higgins discussed the comments in his 7/8/11 review. The plan lists the proposed use as supermarket, however, the code does not have a use called supermarket. Engineer Valentine agreed to change the use to neighborhood shopping center to coincide with the code, as the definition for neighborhood shopping center best fits what the property will be used for. Engineer Valentine indicated the plans would be sent to NYS DOT once the Planning Board was satisfied with the parking layout. Chairman Parise questioned if there was work being done at the site as there was activity there. Engineer Valentine stated that a manhole was being replaced but that was all. Attorney Levinson informed Engineer Valentine that if work was being done inside the building he needed to inform his client to stop. Engineer Higgins requested the location and details for the proposed sanitary sewer connection to the existing sewer main be shown on the plan. Engineer Valentine is waiting on completion of a survey which would outline easements to connect to the sewer. He is hoping to extend the sewer towards Wally's for the connection. The survey will also confirm any easements permitting use of an existing water connection. Review will be required by Orange County Environmental Facilities. Engineer Higgins stated that based upon parking calculations there are sufficient parking spaces, however the area for turning is very limited and circulation of vehicles into and out of the site is a significant concern. Chairman Parise stated there is a significant problem of congestion and movement of vehicles on the site. Engineer Valentine cannot argue that it is a tight space. Attorney Levinson questioned where the snow would be piled in winter. Engineer Valentine stated by the retaining wall. Chairman Parise was concerned a large snow pile would temporarily eliminate some parking spaces as well as cause more difficulty in maneuvering around the parking lot. Member Cocks stated there was a berm in that area and was concerned about the snow being pushed, and melting into the culvert behind. Member Cocks asked where the dumpster would be as it was not on the plan.

Engineer Valentine stated he was still trying to figure out a good spot for the dumpster but was waiting to finalize the parking lot. Chairman Parise cannot see how the site can work with the parking lot and circulation the way it is. Building Inspector Wilkins asked what type of trucks would be making deliveries and how would large trucks get into and out of the parking lot. Engineer Valentine stated that only box trucks would be able to deliver to the site. Chairman Parise asked how the type of truck delivering goods could possibly be enforced and commented that if larger trucks came then it would block Route 17M. Building Inspector Wilkins asked how a fire truck or ambulance could maneuver through the parking lot during a busy time with the parking lot full, and also pointed out that there is no fire lane indicated on the plan. Member Cocks asked why the need for 1500 square feet of office space on the second floor if the office space is just for the manager, and commented that there is not any room for additional uses on the site. Engineer Valentine stated the office space would be used only for employees of the market. Building Inspector Wilkins informed the applicant that according to building code an elevator is required for the second floor. Chairman Parise stated the Planning Board is responsible for the safety of the Village and the site as it is drawn is not safe. Chairman Parise requested the plans be sent to local emergency services for their input and comments before settling on the parking lot layout.

**2. The Botanical – Proposed Senior Housing – (222-1-2, 13-16)**

**Present:** Joe Pfau, Pietrzack & Pfau; Aron Goldklans; Neil Connick

Chairman Parise advised the applicant that the Property Owner's Guarantee of Fees, Owners Endorsement, Consent of Property Owner and Authorization to Inspect forms have not been submitted. Engineer Pfau explained that the property owner resides in Florida and had just undergone surgery and that once he was able the forms would be signed and submitted. Attorney Levinson advised Engineer Pfau he can proceed but informed him that there was a problem with this owner on a prior project concerning fees and a lien needed to be placed on the property by the Village to recoup those fees, therefore it is imperative the paperwork be received. Engineer Pfau understood. Engineer Pfau described the project as having access via Stephen Lane which is a private road and is owned by the applicant. There will be a single access in from Stephen Lane with a looped driveway with parking and four, three story buildings with a total of 156 residential rental units and one parking space per unit. It is hoped to reduce the parking spaces in the future to possible .75 per unit. Chairman Parise asked if there was parking for visitors. Engineer Pfau felt less than one spot per unit was adequate. Chairman Parise stated that it is conceivable that people over 55 will be married and have visitors therefore needing more than one parking space per unit. The facilities will be serviced by municipal water and sewer and there is currently a manhole on site. There is a large DEC wetlands on the lower side of the property and will have their storm water on that side of the property. As for pedestrian access they are hoping to create sidewalks to connect to the existing sidewalks to allow for access to the shopping area. The applicant believes the location is very good for senior housing due to its proximity to shopping, banks, pharmacy, etc. Building Inspector Wilkins asked if they would be bringing Stephen Lane up to code along with a sidewalk. Engineer Pfau stated yes they would bring it all up to code. Chairman Parise stated he liked the

location and the plan but felt there were too many units with no outside recreation area. One of the buildings could be removed and some outdoor space should be provided for the residents. Building Inspector Wilkins asked if there was a large enough turning radius for emergency vehicles. Engineer Pfau stated this was a conceptual plan but would all be shown on a full site plan. There is also a dirt access road at the western end of the property that they are looking into for emergency access but are waiting for a survey to better define that road. Chairman Parise stated a traffic study will need to be done. Engineer Higgins commented that under §200-63.1 maximum density for one bedroom units is 20 units per acre, however it is unclear as to whether or not the acreage is to be adjusted by the deduction of usable lands utilized by public utilities, rights-of-way, easements and especially in this matter, wetlands, watercourses and organic soils. Given this instance and the amount of acreage technically the allowable unit count could be 776 units, however there are only 7.5 acres which could be developed which would reduce the number of units to 180. The Planning Board should determine the proper procedure for determining maximum allowable unit count before proceeding. Engineer Higgins commented that the wetlands need to be confirmed. Member Cocks questioned if there will be a lot line change concerning the parking from 222-2-1. The parking lot from that property is on the adjacent property which is now part of this project and will be no longer owned by the same owner. Engineer Pfau stated the lot adjacent to 222-2-1 is being taken out and will not be part of the application. Mr. Goldklans asked the Board if they liked the idea of the project. Chairman Parise stated the Board liked the location, however the density was too high and the plan lacked recreation.

### **Other Business**

Chairman Parise discussed letters received from Eli Herskowitz regarding dead trees on the Hidden Creek property. Chairman Parise felt any trees that are taken down should be replaced. Attorney Levinson stated they should make a formal application at the next meeting.

### **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 9:10 p.m.