

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

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

**ABSENT:** Member Syrianos

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. Sacred Heart Church – Amended Site Plan – (222-2-4)**  
**Present:** A.J. Coppola, Architect

Chairman Parise stated that comments were received from Orange County on the 239 referral recommending local determination. Comments were also received from Engineer O'Rourke and the applicant submitted a rendering of the proposed sign. Architect Coppola stated the plans have been amended per Engineer O'Rourke's comments. Engineer O'Rourke indicated that all comments have been addressed and there are no further engineering issues. Member DeAngelis confirmed that the rendering is the same as the sign that will be erected, and was concerned about the amount of light coming from the sign and if it might bother the houses nearby. Architect Coppola stated as far as he knew the rendering was what the actual sign would look like. Engineer O'Rourke commented that due to the position of the sign there should not be a problem with light bothering the neighbors across the street. Chairman Parise suggested including the hours the sign will be lit on the final plan.

**2. Smith Farm – Site Plan – (203-1-1.1, 1.2)**  
**Present:** Richard Croughan, Esq. for James Sweeney, Esq.; Dave Lombardi,  
JMC Engineering

Chairman Parise stated for the record that Mary Bingham, Town of Monroe Planning Board Chairperson was present. Attorney Croughan requested a six month extension of preliminary approval. Attorney Levinson confirmed that the Town Planning Board had already granted a six month extension and asked if the Board was satisfied with the updates provided. Engineer Lombardi submitted a letter dated 11/8/11 to DEC for an application for approval of wastewater collection system. DEC has implied that the plans are acceptable; however the new procedure requires that additional plans be sent to the DEC to be approved and returned back to JMC and then additional copies to be sent to Orange County for their seal and approval, which would take time. Planner Dotson stated she was unclear of the status of the plans as the updates stated that site plans and landscape plans were submitted in August but she has not seen any of those

plans. Planner Dotson recalled prior inconsistencies between the landscape plan and the site plan and felt it was necessary to compare these plans again for those inconsistencies. Planner Dotson also had a concern with granting more than an extension at this time based on the fact that some of the permit approval statuses were currently based on conceptual approvals. Engineer O'Rourke stated that if the Board grants the extension then once all outside agency approvals are received a full set of all plans should be submitted for a final review before any Resolutions are drafted, in order to incorporate any and all outstanding issues at one time. Town Planning Board Chairperson Bingham stated that on 11/1/11 the Town granted a six month extension to the applicant, however the Town was concerned about the proposed retaining walls. The Town has had problems in the past with other projects where the stone retaining walls approved on the plans have not held up over the years and are collapsing, and where walls within a project have been different causing inconsistencies and maintenance issues. The Town requests that the Village ensure that whatever retaining walls that are approved for the project be consistent throughout the entire project. Engineer O'Rourke stated that currently there are three styles of walls proposed, some of which are exposed bedrock and are hard to make consistent. Member Niemotko asked if the proposed rock walls would be dry laid or cemented. Planner Dotson stated that dry laid is where problems come in and that a cemented wall would be better. Engineer Lombardi agreed to prepare a separate wall plan and submit to Engineer O'Rourke for his review. Planner Dotson commented on issues the Town has also had in the past with respect to wildflower mixes where the look expected has not occurred after approval and was concerned since there are planting areas proposed for this project. Member Cocks stated the details of phasing should be very tight to prevent a lot of the problems and concerns that are being discussed.

**3. Liberty Collision Group, Inc. – Informal Discussion – (217-2-5.2)**

**Present:** Elisabeth Mansfield, Mansfield Commercial Real Estate; Floyd Bose

Ms. Mansfield stated that Liberty Collision Group is interested in the former Monroe Ford site for an auto auction business. Liberty Collision has been awarded a government contract for GSA auctions. The site would be basically unchanged with the exception of the addition of security fencing. The use would be essentially the same as Monroe Ford was, which would be auto sales in the form of auction, as well as auto service. Mr. Bose described the areas which would need to be fenced and what type of fencing being considered. The government also requires gates at the entrance to make the area more secure. Member Cocks suggested that if security is a concern the lighting on the site could be enhanced. Member Niemotko questioned if the site would be leased. Mr. Bose stated he had a one year lease with an option to buy. Attorney Levinson confirmed that the applicant is looking to adopt the existing site plan and use with a few modifications. Attorney Levinson questioned how many people would attend an auction and where the parking will be for the people attending the auction. Mr. Bose stated a few hundred people usually attend each auction and will show customer parking on the site plan. Engineer O'Rourke stated the use is permitted since auto auction is a form of auto sales. A conditional use exists for the use of auto sales. An amended site plan is required showing the fencing and parking areas and calculations.

Mr. Bose explained that on the day of the auction the cars will be staged in the back and the actual auction will be held inside. Service, auto body, collision repair and mechanical repairs of the vehicles will be conducted on site on non-auction days. The company will employ between 40-60 employees. Auctions will be held from March – September and will go through approximately 2200 cars during that time period. Auctions will be open to the public as required by the government and no license will be required to participate. Vehicles to be auctioned will be cars, trucks and some busses. Hours of operation would be 8:00 a.m. – 5:00 p.m. 6 days per week. Ms. Mansfield added that people travel from all over to attend these auctions which would bring business to the area for hotels, restaurants, etc. Engineer O'Rourke stated that he has a concern with the septic system. When Monroe Ford was first built it had its own septic system but may have connected to County sewer at some point, therefore confirmation is required. Also, with the number of estimated customers and employees the private septic system originally approved would not be large enough. Chairman Parise also suggested having the oil pans and other discharge areas inspected to ensure they are functioning properly. Member DeAngelis informed the applicant that the landscaping will have to be upgraded and maintained.

#### **ADJOURNMENT**

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

Building Inspector Wilkins arrived at 8:45 p.m.