

**VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
JUNE 13, 2012
MINUTES**

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

ABSENT: Member 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. Crystal Run Healthcare – Site Plan – (238-1-1)

Present: Brandon Stabler, Columbia Development; Keith Cahill, Bohler Engineering

Chairman Parise stated that Lanc & Tully had a conflict with Columbia Development therefore Tom DePuy from T.M. DePuy Engineering and Land Surveying will be handling the project. Mr. Stabler discussed the status of the outside agency approvals. ACOE is completed and are just awaiting the signed permit; the closing on the wetlands mitigation land will be completed shortly; DOT has approved the last major revision with a few minor details to be noted on the plan; Sewer, water and DOH are underway and should be completed within the next month. Chairman Parise requested that in the future, due to the large amount of information provided for review, that the applicant provide complete packets to the Engineer and the Planning Board Secretary, but provide summaries only for the Board members for their review. Engineer DePuy discussed a few points that still need to be addressed on the plan, specifically editing the note regarding building height to eliminate the words "high point"; adding (TYP) to the Handicap Parking notes; and satisfying the easement within the Village Street and DOT right of way since there is a private force main for the sanitary sewer. Mr. Stabler stated he had a discussion with DPW Supt. Smith who advised that an easement would not be required since OCSD #1 maintains the sewer, however Mr. Stabler felt that OCSD handles sewer systems however with a private force main going through Village land it should be the Village attorney's call as to whether or not an easement is required. Attorney Levinson agrees that the Village Attorney as well as the Village Board has the final say on the requirement of an easement and copies of any agreements should be provided to Attorney Levinson for his review as well. Engineer DePuy is still reviewing the SWPPP documentation. Engineer DePuy pointed out that the trash enclosure conflicts with the Village code requirements. Mr. Stabler stated that the AARB requested that the trash enclosure block be the same block that the building is built with. Engineer Cahill stated that all of Lanc & Tully's previous comments have been addressed, and modifications to the site plan include addition of trees and the modification of the islands in the parking areas as well as the addition of a sidewalk

along the entire front of the property extended to Gilbert Street. Attorney Levinson questioned if 14 handicapped spaces are enough. Engineer Cahill stated that 14 are required however 29 are proposed. Member Cocks questioned the 6' high chain link fence as he thought the fencing would be wood. Engineer Cahill stated the chain link fence is on the hill, and the wood fence is along 17M. Member Cocks also asked about the drainage issue in the area. Engineer Cahill stated that the road will be elevated and the lane widened which would help with the drainage. Chairman Parise noted that after the big storm back in October Engineer O'Rourke and Building Inspector Wilkins went to the site and took photos which showed that the site and the road in front were dry. Member Cocks asked if there was an agreement drafted for the proposed traffic light at Gilbert Street since three properties would be contributing to the light. YMCA, Smith Farm and Crystal Run all agreed to participate. Chairman Parise felt the three groups would have to get together and draft a proposal. Engineer Cahill stated that there is a note on the cover sheet of the plan that states the applicant agrees to contribute \$45,000.00 towards the traffic light. Mr. Stabler stated that DOT will not allow a signal at Gilbert Street based on Crystal Run alone. Only when all three projects are in place will DOT allow a light.

2. Sacred Heart Church –Amended Site Plan – (222-2-4)

Present: No one present

Chairman Parise stated that a letter/affidavit has been received signed by Steven and Phyllis Reilly of 8 Cunningham Drive whose property is behind where the applicant wishes to build their structure. The Cunningham's have no problem with the storage barn being built in that location. Engineer O'Rourke stated that the only issue left was the okay from the neighbors.

3. AR Pavillion (Orange Market) – Amended Site Plan – (201-3-17)

Present: Alizera Moslem

Engineer O'Rourke stated this is an amended application a Long Form EAF is required. Engineer O'Rourke pointed out inconsistencies between the application and the actual site plan. The application proposes retail on the 1st floor and office on the 2nd floor, however, the site plan proposes a shopping center, warehouse and office. DOT needs to review the plans. The applicant needs to clarify whether he will be tying into OCSD #1 or if the existing sewage disposal system would be used, and if so confirm flow capacity as well as location of the septic tank. With regard to parking, the new proposed uses have improved the parking situation however it still doesn't comply with the parking calculations required. 21 spaces are required but only 18 are provided. There are still also issues with parking concerning minimum width of maneuvering lanes, space for "k" turns, turning movement throughout the lot as well as the potential difficulty of opening car doors in a few of the parking spaces. These items all need to be addressed. Engineer O'Rourke discussed the current drainage issues in this area and stated that if the drainage proposed in the Smith Farm project goes through that would alleviate all drainage issues. Chairman Parise suggested the applicant take

Engineer O'Rourke's comments and review them with his engineer and adjust the plans.

4. Colonial Plaza – Site Plan – (223-1-2.2)

Present: Joe Pfau, Pietrzak and Pfau

Engineer Pfau described the project as a 7125 square foot multi-purpose commercial building on a .9 acre site with an existing curb cut. The building is proposed for retail as well as either fast food/drive through and/or a bank, however none of the uses are confirmed yet. Engineer O'Rourke stated that due to the mixed use a classification of neighborhood shopping center would give the most flexibility. Engineer O'Rourke stated that the presence or absence of wetlands needs to be confirmed. Engineer Pfau discussed a bypass culvert the applicant is interested in putting through the property and questioned if a separate application for land disturbance can be done. Attorney Levinson questioned why the need for a separate land disturbance application and not deal with the culvert in conjunction with the site plan application. The applicant responded to be able to clear the land and make it marketable. Engineer O'Rourke and Attorney Levinson did not feel that two applications could be processed independently of one another. The Board had concerns with having the land being cleared but not developed. Discussion was held concerning potential uses as the applicant is looking to avoid conducting a market analysis. The applicant confirmed that if one single use was proposed then the market analysis would not be required. Chairman Parise stated that traffic will be an issue to be dealt with.

5. Monroe-Woodbury Jewish Community Center – Amended Site Plan (231-1-4)

Present: Benjamin Oster, Esq.; Larry Torro, Civil Tech Engineering

Chairman Parise read the Notice of Violation from the Building Department outlining 19 issues either not completed or modified from the originally approved site plan. Engineer O'Rourke discussed the items of the 19 in the notice of violation that are related to the Planning Board. A new playground; additional light pole and lighting fixture; additional catch basin and stormwater pipe; addition of a free standing sign; relocation of the dumpster enclosure and modification of curbing from concrete to Belgium block have all been added but not included on the previously approved site plan. Engineer Torro submitted a photo rendering of the playground. There are additional outstanding site plan issues that have not been completed, such as paving, which can be addressed by the Building Department and where the improvement bond can be used for completion. As for satisfying the Planning Board, the applicant can submit an as built plan for approval.

Other Business: Engineer O'Rourke discussed the relocation of some mailboxes in the Hidden Creek development. The Post Office was not satisfied with the approved location and did not want Post Office vehicles to enter the complex. It is now proposed to have a turnoff of the main road residents can either walk or drive to the area.

ADJOURNMENT

On a motion made by Member DeAngelis and seconded by Member Syrianos it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 9:30 p.m.