

**VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
JULY 11, 2012
MINUTES**

PRESENT: Chairman Parise, Members Cocks, Syrianos, DeAngelis, Niemotko, Engineer O'Rourke, Engineer DePuy, 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.

**1. Crystal Run Healthcare – Site Plan – (238-1-1)
Present: Brandon Stabler, Columbia Development**

Chairman Parise stated the Board received a copy of a letter from the Department of Health regarding review of the water main plan as well as a copy of a stormwater control facility maintenance agreement between the applicant and the Village. Mr. Stabler discussed that all outstanding permit approvals have been received or have letters stating the permit/approval is forthcoming. More specifically, a letter from DOT, a permit from Army Corps of Engineers for the wetlands; a letter from OCDOH for the water main extension; a sewer permit; and the Village attorney is working with Crystal Run's attorney drafting a sewer easement agreement for Gilbert Street. It is expected the easement will be signed at the next Village Board meeting on July 17th. Chairman Parise asked what else would be needed to finish the review for the Department of Health. Mr. Stabler explained that the DOH required the plans be split into 2, 1 for public access and 1 for private access due to the fact there is a hydrant to be located on site. The request is just for organization of the application and will not affect the outcome of the review. Engineer DePuy stated he spoke with DOH and the only outstanding issue is definitely a paperwork issue and Bohler Engineering has already submitted the new paperwork into DOH. Otherwise all technical issues have been addressed and they are only waiting for a final stamp of approval from a few departments. In addition he has reviewed the SWPP and all is acceptable and the MS4 officer can sign the forms. Attorney Levinson noted the final easements need to be provided to the Planning Board for review. Mr. Stabler made a formal request for approval on Monday night. Chairman Parise stated he was only concerned with the status of the easement agreement with the Village and would contact the Mayor and Village Board to find out the status of that agreement. Chairman Parise also requested that Engineer DePuy confirm the status of all outstanding agency approvals to be put on record for Monday's meeting.

2. **Louisa Smith – Minor Subdivision – (230-1-1.23)**
Present: Jerry Bashualdo, KC Engineering

Engineer O'Rourke commented that all previous engineering comments have been addressed however a note should be added to the map that all driveway aprons are to be concrete and match Village standards and existing conditions. The sewer approval has been received and the 239 response from the County was for local determination. Engineer Bashualdo received Engineer O'Rourke's comments and provided updated plans to the Board for review.

3. **13 Lake Street/Baroda Realty – Site Plan – (207-1-13, 16)**
Present: Michael Morgante, Arden Consulting

Engineer O'Rourke stated that the concerns the Planning Board had have been addressed with this last submission. The proposed new doors opening out onto another tax lot have been eliminated so are not an issue now. In addition the applicant's Engineer has spoken with Dan Nichols from the NYS Building Code Office who confirmed that ADA access is not required for the second floor. A response was received from Orange County from the 239 review with advisory comments and local determination. Member Cocks questioned which way the dumpster would be facing. Engineer Morgante stated they will face north west for access and that the doors will not face the trail.

4. **AR Pavilion (Orange Market) – Amended Site Plan – (201-3-17)**
Present: Alizera Moslem

Engineer O'Rourke stated there are three outstanding issues which need to be resolved before any detailed engineering review can be conducted or any other issues discussed. Those outstanding issues are 1) drainage, 2) sewer and 3) parking configuration, layout and count. In addition the calculation of the building area needs to be resolved. Typically the calculation uses the building line but the application shows less square footage. Member Cocks pointed out that the EAF says the property will be a market and that needs to be changed to reflect the new use.

5. **577 Route 17M – Site Plan – (220-5-16.1)**
Present: John Loch, AFR Engineering

Engineer Loch stated this is a new application for 2 proposed uses on the site. One use would be inside the building and would be a mail order business. The other use would be a dumpster rental business and the empty dumpsters would be stored on site until they were rented out. There will be no construction debris in the dumpsters while they are on site. Less than half the building will be used for the mail order business which is mainly drop shipment of merchandise. The site is not open to the public and will be mostly UPS and FedEx pickups. There will also be some office space for the dumpster company inside the building. In addition, most of the time the dumpsters do not return to

the site but go from one construction site to the next. The dumpsters would be stored on site mostly during the winter and slower construction times. The plan also shows parking for roll of trucks to accommodate the dumpsters. Any renovations will be mostly inside with the exception of striping of the parking lot. Attorney Levinson asked for details on how the dumpsters would be sanitized. Attorney Levinson also pointed out discrepancies on the application itself and the applicant, property owner and business owners needed to be filled out properly. Attorney Levinson stated an amended, corrected application needed to be submitted. Attorney Levinson had no issue with the uses. Member Cocks asked if they own their own trucks and will the trucks be serviced on the site. Engineer Loch was uncertain. Member DeAngelis asked how many trucks would be there and what size the dumpsters would be. Engineer Loch stated there are 30 parking spaces set aside for trucks and the dumpster containers are 10' x 20'. Chairman Parise stated that the owner of the companies and the applicant should be present at the next workshop meeting to be prepared to answer the Board's questions regarding details of the uses for the site. Engineer O'Rourke stated a DOT review would be needed as well as a 239 referral, and as both uses are a conditional use a public hearing will also be required. Member Niemotko stated that due to the nature of the business he felt this would warrant some sort of screening from the neighbors. Chairman Parise suggested the Board members visit the site to look at the visibility to neighbors.

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

Present: Anthony Trochiano, Pietrzak and Pfau; John Sorrentino

Engineer Trochiano stated the last submission showed multiple uses on the site however now there will be one use which is automotive repair service establishment. Mr. Sorrentino stated he was expanding and consolidating his existing repair service but he does not deal with tire sales. Engineer O'Rourke stated that the Village Code book has a discrepancy regarding automotive repair. In the GB Bulk tables it lists Repair Service, Including Automotive as a permitted use, but then also lists Automotive equipment establishment, auto repair, body shop, muffler shop, tire sales and service and transmission shop as a conditional use. The word "including" should read excluding like it does under the CB table. The ZBA is in the process of reviewing an application dealing with a similar issue however that application focuses on tire sales and the ZBA will be making an interpretation on this. This interpretation could possibly affect this project however it could take a few months before the ZBA matter is finalized. The difference between classifying this application as a site plan or as a conditional use is really minimal as a conditional use will require a public hearing, however for a new building site plan the Board will require a public hearing as well, so technically there is no difference. Engineer O'Rourke stated that a conditional use is a permitted use with certain conditions imposed by the Board therefore the Board will not deny the application under a conditional use, it may just impose certain conditions. Mr. Sorrentino stated he is not having tire sales and is fine with classifying this as a conditional use as he does not want to spend the extra time going through or waiting for the ZBA and would like to proceed with the application. Engineer Trochiano described the project. He described how he determined the parking calculations for 42 parking

spaces. A letter was received from DEC regarding the wetlands which stated there were no DEC wetlands on the site however there are Federal wetlands. In order to mitigate the Federal wetlands there will be a drainage ditch running through the property which will bypass the wetlands with a large culvert. Since the property is less than 1/10th of an acre no permits are required from the Army Corps. of Engineers. Engineer Trochiano stated the applicant is looking to see if the use and sketch plan are acceptable to the Board before moving forward with a full site plan. Engineer O'Rourke has no issues with the use but had some comments for the plans. The application and EAF need to be revised to reflect the new use and proposal. The zoning district boundaries need to be shown on the plan. Section 200-45D of the Village Code requires screening of the non residential lot as it is adjacent to a UR-M district. Additional design information will need to be detailed on the plan such as lighting, dumpster location, hours of operation, landscaping, screening, signage, etc.. A highway entrance permit will be required from DOT for the curb cut. Approval from OCDOH for the sewer connection and 239 review to Orange County Department of Planning is required as the lot is adjacent to State Highway 17 M. Member Cocks stated that any free standing sign location needs to consider site distances.

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.