

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
APRIL 21, 2014  
MINUTES**

**PRESENT:** Chairman Parise, Members Cocks, DeAngelis, Karlich,  
Engineer O'Rourke, Attorney Kimple, Building Inspector Cocks

**ABSENT:** Members Convers, Syrianos, Graziano

Chairman Parise opened the meeting at 7:00 p.m. with the Pledge of Allegiance to the flag. An announcement was made regarding the location of fire exits. Chairman Parise noted for the record that three members were absent and that the Board did not receive any notification of their absence.

**1. Alta East, Inc. – Conditional Use Renewal – (201-2-3)**

**Present:** Mark Dombal

Mr. Dombal informed the Board that he addressed all of the items discussed at the workshop and provided digital photos for the Board to see. Chairman Parise requested copies of the photos be sent to the Board to be kept on record. Mr. Dombal explained a no parking in aisle sign was installed, as well as blue striping; temporary signs have been removed; the building has been painted; 4 employee parking spaces have been added and no parking signs added where needed; new mulch has been put in and the litter has been cleaned up. Chairman Parise requested the applicant keep the site maintained and up to date and suggested a renewal term of 1 year. Mr. Dombal requested that the expiration be extended for an additional month to give them time to do any maintenance work after winter.

On a Motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that the Conditional use permit for Alta East, Inc. is hereby extended for a period of one year, or until the regular meeting date in June, 2015.**

**2. CTA Digital/Sum Realty - 328 Route 208 Conditional Use/Site Plan – (203-3-3.1)**

**Present:** John Loch, AFR Engineering; John Cappello, Esq., Jacobowitz & Gubits

Engineer O'Rourke stated he received an updated site plan as well as an updated EAF via email today. The EAF and plans coincide with the truck traffic and hours of operation; the note on the watercourse has been added; and the landscaping and lighting plans have been revised. The plans are satisfactory enough to declare Lead Agency, schedule a public hearing and send the plans out for referrals and reviews. Chairman Parise noted that he spoke with DPW Superintendent Smith regarding Oak Street. The Village is repairing and cleaning up the roads, Oak and Elm Streets included in the repair work, and offered to the applicant that if they wanted to widen Oak

Street to accommodate truck traffic, that the Village would do the work, as they will be there already, however the applicant would have to pay the Village for the cost of the widening. If the applicant is interested they should contact DPW Superintendent Smith to work out the arrangements. Chairman Parise also stated that the gate/lockbox situation still needs to be resolved, and felt this should be settled prior to the public hearing as he anticipates input on this at the public hearing. Attorney Cappello stated that they were waiting for comments from emergency services regarding the gate and lockbox and understood this should be resolved prior to the public hearing. Member DeAngelis commented that along Elm Street in the area where the road curves, she has noticed a lot of downed trees which is sloppy and looks bad, and requested that when the applicant cleans the stream area that they clean the Elm Street area as well. Member DeAngelis also commented on the area at the north side of the parking lot stating that trees were taken down and now there are big piles of soil there and suggested grading the area and seeding it. Engineer Loch stated that area is slated to be cleaned up and there will be a grass swale in that area as well. Members Cocks and DeAngelis asked Engineer O'Rourke to identify the curbing around the parking area. Member Cocks commented about flooding in the parking area. Engineer Loch stated that there will be grading to handle the flooding. Member Parise suggested the public hearing date be set for June to give ample time for the outside agencies to respond.

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that the Planning Board declare itself Lead Agency for CTA Digital/Sum Realty – Conditional Use/Site Plan; and the plans be referred to NYS DOT, and Orange County Planning for 239 review as well as emergency services for comments.**

On a Motion made by Member Cocks and seconded by Member DeAngelis it is unanimously **Resolved that a Public Hearing be set for CTA Digital/Sum Realty Site Plan on Monday, June 16, 2014, on or about 7:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

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

**Present:** Brandon Stabler, Columbia Development Companies

Mr. Stabler explained that Crystal Run is involved in a project in the Newburgh area which is currently going through the planning process. Crystal Run has informed Mr. Stabler that once the Newburgh project is approved then the focus will continue with the Monroe project, possible with a smaller building. Mr. Stabler stated he has not heard any indication that Crystal Run would not continue their project. They are very committed to this project, they now own the land and have a lot of money invested in the project. In addition Crystal Run has begun work on the wetland mitigation project as a result of the Monroe site plan. Due to the Indiana Bat issue no work can be done on the site until November 1<sup>st</sup>. At this time Mr. Stabler is requesting a 6 month extension of site plan approval.

On a Motion made by Member DeAngelis and seconded by Member Karlich it was unanimously **Resolved that Amended Site Plan for Crystal Run Healthcare approval be extended for a period of 6 months or until October 20, 2014.**

### **APPROVAL OF MINUTES**

On a motion made by Member DeAngelis and seconded by Member Cocks, it was Resolved **that the Minutes of the February 10, 2014 meeting be approved.**

Chairman Parise commented that the March minutes cannot yet be approved due to the absence of Board members.

Chairman Parise noted for the record that all board members are expected to appear at all scheduled meetings and if for any reason someone cannot attend a meeting they are to notify him as well as the Planning Board Secretary ahead of time.

### **ADJOURNMENT**

On a motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 7:40 p.m.