

**VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
MARCH 11, 2015
MINUTES**

PRESENT: Chairman Parise, Members DeAngelis, Karlich, Graziano, Convers
Engineer DePuy, Building Inspector Cocks, Attorney Levinson.

ABSENT: Member Cocks

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.

**1. Crystal Run Healthcare – Site Plan (238-1-1)
Present: Michael Arcangel. Columbia Development**

Chairman Parise stated that Crystal Run has an approved site plan, but will be returning with an Amended Site Plan application as they will be scaling back the size and scope of the project. A tree clearing permit based on the approved site plan has been obtained in order to make the deadline concerning the Indiana Bat. Chairman Parise introduced Tom DePuy as alternate engineer for this project, as Lanc & Tully has a conflict. Mr. Arcangel described the intended new design of this project. The new building will be a 2 story, approximately 70,000 square foot building sitting on the same footprint of the original approved site plan. The traffic impact and improvements will remain the same, offsite mitigation, utilities, waterline, force main sewer, drainage and the main entrance will all remain the same. Onsite water detention will be reviewed. The eastern edge of the property will remain essentially the same as the original plan. The western side of the site, as well as the Route 17M side will be minimized. Grading and parking will be much less than originally anticipated. Chairman Parise asked about screening for the roof mounted HVAC since the building was going to be smaller the visibility would be greater. Mr. Arcangel assured the Board that perimeter roof screening would be a part of the architecture to screen all roof mounted systems. Engineer DePuy asked if entrances would be on the first floor in both the front and rear. Mr. Arcangel responded yes, that the front entrance would be for regular care and the rear would be for urgent care, all at the same elevation. Mr. Arcangel stated that Bohler Engineering has been retained and are preparing updated plans with the new building size, and Crystal Run would be submitting an application and supporting documents for an Amended Site Plan, hopefully within the next month. Attorney Levinson suggested that the Board could hold a special meeting to accommodate the applicant if necessary in order to avoid delay. Chairman Parise discouraged scheduling special meetings and informed Mr. Arcangel of the already scheduled meetings as well as coordinating submission deadlines, as we hold everyone who needs to appear before the Planning Board to the yearly approved schedule. Mr. Arcangel did not anticipate any issues with

meeting the deadlines. Engineer DePuy suggested that to streamline the review process the applicant provide an updated table as to outside agency permits and approvals as well as a comparative analysis on SEQR.

ADJOURNMENT

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