

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
APRIL 20, 2015  
MINUTES**

**PRESENT:** Chairman Parise, Members Cocks, DeAngelis, Karlich, Convers  
Building Inspector Cocks

**ABSENT:** Member 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.

**1. Lenza – Site Plan – (223-1-4)**

**Present:** Steve Brown, Hudson Valley Realty

Mr. Brown is requesting a 6 month extension of site plan approval. Mr. Brown stated he has construction documents completed and ready to submit for building permits and the lease with Dunkin Donuts has been secured. Mr. Brown informed the Board that the current tenant has been notified that he cannot encroach on the other half of the property and has been told to remove his U-Haul vehicles. Chairman Parise asked where all of the vehicles would be put once they are removed from the site to be developed. Mr. Brown ensured that the vehicles will be removed from the site as he has more vehicles on the site then he is permitted.

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that Site Plan approval for Lenza be extended for a period of 6 months or until October 19, 2015.**

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

**Present:** Michael Arcangel, Columbia Development; Dominick Cordisco, Esq.

Engineer DePuy was present for the Village of Monroe. Chairman Parise commented that the Board felt that SEQR should be amended by Resolution indicating the new, lesser impacts to the property due to the amended site plan. Mr. Arcangel noted that the retaining wall issue has been resolved and details will be provided with the next submission. In sum there will be a retaining wall on the western side of the property which will be between 18-22 feet high and stepped with landscaping planted to cascade down over the wall to give a more natural view to the wall. Behind the retaining walls the existing trees will remain. In addition, details regarding the new design for the storm water management system will be submitted to Engineer DePuy for his review. The new design uses a more readily available material and is less cumbersome to install. Mr. Arcangel also noted that Columbia Development

has had discussions with Mr. Zuckerman who owns the adjacent property, and who has 3 parking spaces which are encroaching on the Crystal Run Property. Crystal Run is working out an agreement with Mr. Zuckerman about his encroaching parking spaces. Attorney Cordisco requested that the plans be referred to the County Planning Department for review even though this is an amendment of an approved plan and all impacts are reduced. Chairman Parise reminded Attorney Cordisco that there is a mandatory 30 day requirement for the County to respond which could delay the application as the 30 day deadline falls after the scheduled meetings in May. Attorney Cordisco understood and felt that although it was up to the Planning Board, he requested the matter be referred to the County. Chairman Parise commented that due to the reduced impacts and lack of changes near the State Road and near the Town line, which triggers the County review, that it isn't necessary to send for review, however if the applicant is requesting the review, the Board would do so. Member Cocks added that the footprint is also the same and felt that sending this for County review was unnecessary. Member DeAngelis added that the comments would most likely come back the same although sending the plans for review wouldn't hurt anything. Member Cocks felt referral to the County at this point was redundant and would only cause delay. Mr. Arcangel asked if the referral could be expedited. Chairman Parise explained that was up to the applicant to contact the County to see if the review could be expedited. Attorney Cordisco requested the plans be sent to the County for procedural reasons. Attorney Cordisco requested that the SEQR resolution be tabled until after the County submits its review.

On a Motion made by Member DeAngelis and seconded by Member Karlich it is **Resolved that the Planning Board forward the Crystal Run Amended Site Plan last revised 3/31/15 to Orange County Department of Planning for 239 referral for review.**

**Ayes – 4**

**Nays – 1 (Member Cocks)**

### **APPROVAL OF MINUTES**

On a motion made by Member DeAngelis and seconded by Member Karlich, it was Resolved **that the Minutes of the March 11, 2015 meeting be approved.** Member Cocks abstained.

On a motion made by Member Karlich and seconded by Member Convers, it was Resolved **that the Minutes of the March 16, 2015 meeting be approved.**

### **ADJOURNMENT**

On a motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 7:25 p.m.