

**VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
FEBRUARY 17, 2016
MINUTES**

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

On a Motion made by Member Cocks and seconded by Member Graziano, it was **Resolved, that the Planning Board enter into executive session to discuss potential litigation and appointment/employment matters.**

Ayes – 4 (Chairman Parise, Members Cocks, Karlich, Graziano)
Nays – 1 (Member DeAngelis)

On a Motion made by Member Cocks and seconded by Member Karlich, it was unanimously **Resolved, that the Planning Board close the executive session.**

Chairman Parise opened the workshop meeting at 7:10 p.m. with the Pledge of Allegiance to the flag. An announcement was made regarding the location of fire exits.

1. Bridges at Lake Parc – Site Plan – (211-1-1)

Present: Brian Brooker and Liz Mello, Brooker Engineering

Chairman Parise updated the Board regarding the history of this project as it has been before the Board for several years. There was preliminary approval in 2008, and then unfortunately the project Attorney passed away causing a lapse of time with no communication from the applicant. In June 2014 the property owner was advised that no action was taken in 3 years and preliminary approval had been lost. The applicant reapplied to the Planning Board in November of 2014. Since that time the applicant has been working with the ACOE to rectify some issues that the ACOE had with the project. The ACOE has reached a point where they can move forward which brings the applicant to the Planning Board at this time. Chairman Parise commented that he has some concerns that will need to be addressed. Some of the studies that were conducted for the preliminary approval will need to be revisited as things have changed in the area over the past few years. One of the changes is that Lakes Road is now a Village owned road instead of a County owned road, therefore the sidewalk and traffic light previously discussed can be addressed now. The traffic study was conducted over 5 years ago and should be revisited. There are still some outstanding engineering issues to be addressed. No landscaping plan has been submitted. The brick pavers proposed in the cul de sac have been changed to stamped asphalt. Engineer Brooker discussed some of the changes that have been made to the plans. Engineer Brooker stated that the ACOE wants the dam removed as they do not want dams anymore and would rather the streams be opened up. Removal of the dam required the creation of a

wetland area and detention basin to collect the overflow. Catch basins and piping will be installed along Lakes Road with water discharging into the creek and wetland area being created. The water issue is almost completed with ACOE and DEC and they are at the point where they are ready to move forward with the Planning Board approval. Engineer Mello commented that the change from brick to stamped asphalt was on a recommendation from DPW Superintendent Smith. Chairman Parise understood DPW Supt. Smith's input is important, but the final materials decisions will be made by the Planning Board. Engineer O'Rourke stated that his office is still in the process of reviewing the plan submission and his report would be provided once review was completed. Engineer Mello commented that Johns Collins Engineering conducted the prior traffic study and she would request they revisit the issue. The Board agreed that traffic needed to be reevaluated. Member Cocks asked about the traffic light that was previously discussed and noted that now that Lakes Road is a Village Road it should be easier to get the light installed, and added that traffic on Lakes Road is an issue. Engineer Brooker agreed to discuss the traffic light, and added that they have shown a continuation of the sidewalk all the way to High Street. Engineer O'Rourke suggested that all studies be updated. Member Cocks discussed the temporary mailbox setup that was proposed years ago and reminded Engineer Brooker that the bus stop and mailboxes at the entrance to the development is only supposed to be temporary during construction and that once construction is completed; mail delivery is to be to each home, and bus stops throughout. Member DeAngelis stated that the Planning Board decides on the names for the streets. Chairman Parise added that another 239 review will be needed and the traffic signal timing at Route 17M and Lakes Road will need adjustment. Chairman Parise discussed an issue brought up a few years ago, where Building Inspector Cocks requested the water wheels and bridges on the property for potential restoration. Mr. Frank, the property owner, was still in agreement that the Village could have the water wheel and bridges. Building Inspector Cocks noted that the only issue is where to put the wheels and bridges. Engineer O'Rourke stated there were 3 options, 1 to demolish and remove them; 2 to refurbish and move them to another location; and 3 to refurbish and leave them where they are on the site. Mr. Frank and Engineer Brooker were agreeable to leaving the refurbished water wheels and bridges on site. Engineer Brooker stated he could find a place for them in the wetland area but needed to confirm with the ACOE that it would be okay to have them there. Attorney Levinson added that the revised map now complies with the Stipulation of Settlement from the Supreme Court in 2009. Engineer O'Rourke noted that a revised SEQRA form is required before Lead Agency can be declared. Elise Terhune and Lisa Ruyack from Museum Village had heard about the Roscoe Smith House and were looking to discuss what was happening with the house. Chairman Parise responded that the Village Board already made a Resolution on the house. Any future decisions on the house are up to the Village Board, not the Planning Board.

2. **577 Route 17M – Conditional Use Renewal – (220-5-16.1)**
Present: Shulem Brach, Property Manager

Chairman Parise commented that the property was being maintained well. Building Inspector Cocks had no issues and no complaints on the property. Chairman Parise thanked Mr. Brach for his cooperation with the ongoing maintenance of the site.

3. **4 Reynolds Road – Informal Presentation – (231-1-5)**
Present: Isaac Feldman, Gedalye Feldman

Mr. Feldman explained he is proposing to build a 7 lot subdivision on the property. Mr. Feldman drew the proposed subdivision according to Village requirements. Engineer O'Rourke reviewed the sketch plan provided and noted that the property is in the SR-20 zoning district however there is insufficient information provided for a full review. Engineer O'Rourke provided a map from the Orange County GIS Database showing wetlands under both the State and Federal jurisdiction at the rear of the property which would impact the development of the property and suggested the applicant have a wetlands professional assess the area to determine the actual extent of wetlands and have them delineated. The wetlands could potentially impact lots 5, 6 and 7 as well as the proposed cul-de-sac. In addition, NYS DEC identifies the site as having potential threatened or endangered species which will also need to be investigated.

4. **Cumberland Farms – Informal Presentation – (215-1-13)**
Present: Richard Olson, Esq., Cumberland Farms

Attorney Olsen described the project and explained that they proposed to demolish the existing building on the site and erect a new, 4800 square foot retail store with gas pumps. Attorney Olsen understood that some variances would be required. Engineer O'Rourke agreed that variances would be needed for front yard setback on both street frontages; for providing less than the required distance between a curb cut and the street corner as well as width of the driveway curb cut. Attorney Olsen was advised to go to the Zoning Board of Appeals regarding the variances before continuing with the Planning Board.

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 8:30 p.m.