

**VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
AUGUST 10, 2016
MINUTES**

PRESENT: Chairman Parise, Members Cocks, DeAngelis, Karlich, Graziano,
Engineer O'Rourke, Building Inspector 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. Lanwin - 603 Stage Road – 4 Lot Subdivision – (219-3-7)

Present: Charles Frankel, Esq.; Ross Winglovitz, P.E.;
Phil Evans, Lanwin-Olympia

Engineer Winglovitz summarized that the public hearing for this project was closed last month. The latest submission addressed comments from the prior meetings and from the board's consultants. Engineer O'Rourke stated all engineering issues have been satisfied. The Village DPW Superintendent is satisfied with the latest submission regarding drainage. Chairman Parise commented that all of the issues raised at the public hearing have been discussed and addressed, as well as board concerns such as renderings, sizes of the homes and driveways. The Board had no other comments or issues. Engineer O'Rourke added that because of certain improvements a bond would be required therefore a construction cost estimate will need to be prepared.

2. Luke & Friends Daycare – Amended Site Plan – (201-1-9.3)

Present: David Niemotko, Architect

Architect Niemotko described the project as an expansion of an already existing day care facility which received planning board and conditional use approval a few years ago. The day care has been very successful and they now want to expand and utilize the second floor of the barn building for day care. Because of the expansion, parking needs to be discussed. The plans submitted show additional parking spaces being added where the playground is currently located. The playground is being shifted farther into the rear yard to make room for the additional parking spaces. Architect Niemotko added that since the facility opened 15 months ago there have not been any parents staying on site, parents drop off their children and leave, and any conferences parents need to have with the staff is done in the evening. Building Inspector Cocks asked if the playground was being enlarged due to the increase of children in the day care. Architect Niemotko stated the playground would not be enlarged because the State of NY does not allow more than 13 children in the playground at one time. Building Inspector Cocks stated that Village Code requires 100 square feet per child for playground area. Engineer O'Rourke added that the current playground is 2700 square feet which provides for 27 children or less. Engineer O'Rourke added that the note on the plan stating that the playground area does not meet code refers to State code, not

Village code. If there are 27 or less children then they meet the code. The note regarding the State requirements should not be on the plan. Engineer O'Rourke stated that it should be determined what the maximum number of children will be at the day care, and the size of the playground should be adjusted accordingly. The playground as it is today limits the number of children allowed at the day care to 27. If there will be more than 27 children then the playground area will need to be expanded, or the owner can apply for a variance. Discussion was held regarding the parking spaces. Engineer O'Rourke commented that parking as well will be based on the maximum number of children that will be at the day care, therefore this number needs to be figured out. Prior parking calculations were based on 20 children. Parking requirements cannot be finalized until the board knows exactly how many children, and staff members will be at the day care. In addition, the number of children listed for the playground and for the parking calculation must match. Engineer O'Rourke added that the new plan should reference the previously approved plan and note that any and all previous conditions still remain in effect. The Board agreed that a public hearing will be required for the conditional use. Chairman Parise asked if school buses visit the site. Architect Niemotko stated no school buses are involved in the day care center. Engineer O'Rourke commented that no grading or existing contours are provided on the plan and questioned where the drainage from the proposed grading activities for the new parking spaces would go. Engineer O'Rourke wants to ensure the water would not be running onto the neighbor's property. Engineer O'Rourke added that the proposed new parking is going to be closer to the neighbor's property and the board may want to consider additional screening.

3. Lenza – Amended Site Plan – (223-1-4)

Present: Steve Brown, Hudson Valley realty; Larry Marshall, P.E.,
Mercurio-Norton-Tarolli-Marshall

Chairman Parise noted that the last discussion included angled parking, changing the directional flow through the lot, the odd light posts and the order board location. Chairman Parise added that the parking lot on the western side of the building is very tight specifically near the drive through lane. A car does not have the ability to pass cars going through the drive through, and it would be difficult for people parking. If the order board was placed where it was supposed to be that might have alleviated the crunch on the western side of the building. Chairman Parise added that the site looks like it was slapped together and is disappointed things weren't built according to the approved plan. Member Cocks visited the site and did a light meter reading based on the alternate light pole size. More lighting is needed by the dumpster area, and the light poles at the front of the building are too low, the poles need to be higher. Engineer O'Rourke stated the poles should be taken down, the concrete made the height it should've been, and new poles installed so the light was 14' above the ground. Member Cocks stated a new 12' pole would work. Engineer O'Rourke stated the mason should clean up the concrete bases. Engineer Marshall discussed the potential angling of the parking spaces at the front of the building. Full angling would result in losing several spaces, but if the spaces were angled only 15 degrees then only one space would be lost. Chairman Parise stated that signage should be added as well to

direct the traffic flow. Discussion was held regarding the placement of the order board for the drive through window. The board was placed 20ft back from where it was originally approved. Mr. Brown explained that Dunkin Donuts requested this because they preferred it for their business. Chairman Parise commented that the reason the order board was placed where it was, was to alleviate stacking and traffic and parking issues in the lot, which are already an issue and the second tenant has not yet moved in. Engineer Marshall added that there is a car detection loop embedded into the concrete for the order board, and relocating that would be a substantial undertaking. Chairman Parise reminded Engineer Marshall that stacking and traffic was the issue that caused the order board to be placed where it was and if the board was to be moved to a different location the applicant should have returned to the Planning Board for discussion and a possible field change. Engineer O'Rourke commented that the order board could be moved to the approved location, while the car detection loop could remain where it is. Engineer Marshall suggested possibly adding some blacktop on the western side of the parking lot which would allow the shifting of some of the parking spaces away from the drive thru lane, which could solve this problem without moving the order board. The Board was agreeable to consider this proposal but because drainage and grading would be effected, the board suggested that Engineer Marshall redraw the plan with the proposed change in the parking area as well as all other proposed changes (i.e. lighting, signage, order board, etc.), submit to Engineer O'Rourke for review, and if Engineer O'Rourke approves the drawing from an engineering standpoint, then the board requested that the site be marked with the proposed changes so that the board can see these changes on site, as opposed to seeing only on paper.

4. Cumberland Farms – Site Plan – (215-1-13)

Present: Richard Olson, Esq.

Attorney Olson stated a revised site plan has been submitted based on ZBA decisions and variances have been granted. The new plan eliminates one entrance on Route 17M and Freeland Street, the dumpster has been moved to the other side of the building, and the building has been shifted slightly. Chairman Parise noted one issue of having parking spaces in front of dumpsters. They need to be removed. It is not practical. There are 4 parking spaces shown in front of the dumpster. In addition the power vac spaces are counted in the total parking space count so in reality there are 6 fewer spaces than stated. Engineer O'Rourke noted that the board has the ability to waive parking requirements but would need confirmation that the number of spaces shown are enough to accommodate the volume of customers. Attorney Olson will discuss the parking requirements with Cumberland Farms. Attorney Olson understood that left turns out of the site are problematic and informed the board that there is a traffic study being done which will address the left turn situation. Engineer O'Rourke suggested the applicant contact the local police department for records of any accidents in the area to aid in the traffic determination. Engineer O'Rourke added that there are 3 water lines in the area and suggested contacting the DPW Superintendent to coordinate with him as to exactly which one they should be tying into. In addition there is an easement in the rear of the property with the neighbor which shows the curb stop is

outside the easement area. This should be confirmed with the neighbor and cleaned up on the plan. The potential for re-pavement of a portion of Freeland Street in front of the parcel should also be discussed with the DPW Superintendent. Landscaping should be reviewed by the planning board, and a lighting plan should be submitted. A highway work permit will be required from NYS DOT. Orange County Sewer District approval and a 239 review will be required.

ADJOURNMENT

On a motion made by Member DeAngelis and seconded by Member Cocks it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 8:30 p.m.