

**VILLAGE OF MONROE PLANNING BOARD  
WORKSHOP MEETING  
DECEMBER 14, 2016  
MINUTES**

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

**ABSENT:** Member DeAngelis

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 stated 74 Millpond Parkway cancelled for this meeting so would be removed from the agenda.

1. **Mavis – Conditional Use Renewal – (220-4-6.1)**  
**Present:** Daniel Krauss, Regional Director, Mavis

Mr. Krauss provided an updated site plan showing the changes on the perennials as well as the addition of a tire corral at the rear of the site for temporary storage of tires. The corral was located so as not to interfere with the drainage pipe. Mr. Krauss described the enclosure as 3 concrete walls with a fenced gate. Chairman Parise stated this would be considered an amended site plan. Mr. Krauss stated the project would begin right away.

2. **Luke & Friends Day Care – Amended Site Plan – (201-1-9.3)**  
**Present:** David Niemotko, Architect

Chairman Parise noted receipt of the ZBA determination denying the applicant's request for a variance. Architect Niemotko stated that due to the denial of the variance the scale of the project has decreased to a 1400 sq. ft. renovation. The fence size has been increased to accommodate the number of children per Village Code. Architect Niemotko asked if the board would require a public hearing. Engineer Queenan stated that due to the proximity within 500 feet of the Town of Monroe and Route 17M, 239 referral would be necessary. Architect Niemotko noted that at the last meeting the board requested screening from the neighbors therefore some evergreens have been added along the play area. The amount of parking is not increasing nor is the amount of handicapped spaces increasing. The total area will now be 3200 sq. ft. with 600 sq. ft. to be designated for office. No bathrooms are being added. Building Inspector Cocks noted an incorrect measurement on the fence line which shows 52' but should say 62'. Engineer Queenan asked for clarification of the line shown in the middle of the parking lot. Architect Niemotko stated it was an existing walkway from the building to the playground showing the extension of this walkway another 25' to the new proposed playground. The board agreed that a public hearing should be scheduled.

### **3. 74 Millpond Parkway – Site Plan – (207-1-11)**

Chairman Parise noted that the applicant requested a postponement of their application to the January meeting.

Chairman Parise noted the remaining agenda items are being reversed due to the representatives of Bridges running late.

### **4. Chabad of Orange County – Site Plan – (206-6-1.2)**

**Present:** John Petroccione, P.E.

Chairman Parise stated the Village's traffic consultant, Ken Wersted from Creighton Manning, submitted his review of the traffic study and indicated it would be helpful if the applicant's traffic consultants could be present at the next meeting. Engineer Queenan discussed the review of the latest plan submission. The phasing on the plan needs to be clarified as well as when the playground/overflow parking will be constructed. Bollards should be added along the handicap spaces if the curb line is proposed to be dropped flush with the pavement. It should be verified if the sidewalk along Gilbert Street should be 5' wide due to handicap requirements. The proposed crosswalk on Gilbert Street should be detailed for site distance, signage and all other required code items. The Planning Board should determine if the 90 proposed parking spaces is adequate for the use. The planning board attorney had requested that the building department be given site access in the future to determine if additional parking spaces would be necessary. This access should be noted on the plan. Engineer Petroccione stated that based on code, the permanent spaces are more than required, and are more than the traffic analysis required. The land banked spaces are simply overflow. The board did not have an issue with the number of parking spaces but wanted the phasing noted on the plan, and also wanted assurance that snow would not be placed in any of the parking spaces. Additional detail is needed on how the culvert and guiderail along Gilbert Street will be extended and relocated. Curbing should be installed along the Gilbert Street sidewalk and a crosswalk should be provided at the Smith Farm entrance to connect the proposed sidewalk to the Smith Farm sidewalk. The existing conditions survey along Gilbert Street should be updated to reflect current conditions. The landscaping plan should include standard Village notes requiring being kept in perpetuity. Engineer Queenan discussed some landscaping details which needed to be addressed. Screening for the proposed overflow parking area should be provided as discussed at the 9/19/16 planning board meeting. Engineer Petroccione stated the overflow parking area is a grass field. If the board feels the need for a grass field to be shielded, then trees for screening will be added. Member Cocks asked what the tree screening would achieve. Engineer Petroccione felt this screening was unnecessary since the area would remain a grassy field. It should be confirmed that the light fixtures proposed are shielded. Motion sensor lights for the rear parking area should be considered. The remainder of the lighting plan is still being reviewed. The board did not have any additional questions.

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

**Present:** Joseph Haspell, Esq.; Liz Mello, PE, Brian Brooker, PE,  
Brooker Engineering; Mr. Frank, Applicant

Attorney Haspell recounted that the project went through preliminary approval, went through a lawsuit, a stipulation was entered into, and then new issues with the ACOE arose, and then more issues with the Village arose. At this point the engineers have successfully completed with the ACOE. With respect to the issues with the Village, there has been no progress. Attorney Haspell's concern is that there is a valid stipulation in place and there cannot be any breach of the stipulation. To ensure there are no further lawsuits, with respect to properties which were to be given to the Village upon approval the applicant will offer same to the Village Board for dedication and then the Village Board will either accept the offer, or they won't. If the Village Board does not accept the dedication then the properties remain with the applicant. That decision will be left entirely to the Village Board. Since there didn't seem to be a way to resolve the issue of these lots in a timely manner, at this time the applicant will be going forward with the plan as submitted, which is absolutely consistent with what was preliminarily approved a decade ago, and is absolutely consistent with the stipulation. Engineer Brooker stated there has been no change to the road designs. The changes made have been to address the engineer's comments and ACOE comments. Chairman Parise asked for clarification as to what happens to the property if the Village does not accept the offer of dedication. Engineer Brooker explained the applicant will then be left with one large lot which could be developed later on. The Village's decision, or time to make a decision, will have nothing to do with the rest of the project. Adjustments will need to be made to the drainage pond and the right of way for the road to avoid the need for a homeowners association. Discussion was held regarding a new traffic impact study as the prior study provided counts to 2012. The applicant is trying to avoid significant expense since SEQRA has already been gone through. The Board felt an update to the traffic study was important. Member Cocks commented that Lakes Road is a very busy road and is concerned with adding more homes exiting onto Lakes Road. Member Cocks suggested possibly pursuing having a traffic light installed at Center Hill Road. The applicant's engineer will contact Creighton Manning to discuss what would be needed to update the traffic study. Discussion was held regarding the many retaining walls and who would be responsible for maintenance in the future. In addition common property walls should be moved at least 5 ft onto the property to avoid confusion as to who is responsible for each wall. Wall details need to be provided. Walls located within proposed ROW should be moved to be located outside the proposed ROW's. Walls that cross property lines should be coordinated with construction, and maintenance and deed restrictions and easements may need to be considered. Engineer Queenan discussed the change in village road specifications since the project received preliminary approval. The proposed roads are 24' and the Village road width now is 30'. Altering the roads at this stage would change the entire plan and could not be in compliance with the stipulation. Discussion was held regarding possibly limiting on-street parking to one side of the street only. Member Graziano asked how many acres are considered environmentally sensitive areas? Engineer Brooker stated 0.34 acre or approximately 15,000 sq. ft. of the entire property is environmentally sensitive and that

entire area is along Lakes Road. Discussion was held regarding the artifacts on the site. Member Cocks asked if the artifacts could be left on site. Attorney Haspell stated they had every intention of preserving the artifacts and leaving them where they are. Chairman Parise asked what the maximum square footage of each house would be and wanted these figures noted on the plans. Engineer Brooker stated a rendering of the homes would be submitted at the next submission which would outline the style and size of the homes. Member Cocks requested specs on the street lighting and stated that 14' light poles would be a better look.

### **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 8:30 p.m.