

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
OCTOBER 21, 2019  
MINUTES**

**PRESENT:** Chairman Parise, Members Cocks, DeAngelis, Karlich, Boucher, Engineer O'Rourke, Attorney Reineke, 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.

Chairman Parise read a special notice to all applicants. The Village has adopted a local law increasing the membership of the planning board from 5 to 7 and that law now controls all pending applications. A 7 member board must have 4 affirmative votes to grant an approval. Any applicant whose matter is on for approval may request that the matter be adjourned until the two vacancies for board members who have not yet been appointed by the Village Board are filled. If an applicant wishes to have their application adjourned, they must advise this board if they wish such adjournment once the matter is called on the agenda. If an adjournment is not requested the applicant will be deemed to have waived their right to an adjournment and a vote shall be deemed binding. At this time the planning board does not know when the village board will be appointing the new members.

**1. Walkkill Valley Federal Savings – Temp. Trailer – (217-3-13.2)  
**Present:** Jim DeSalvo, PW Campbell**

Chairman Parise stated the applicant ran into an asbestos issue when doing their interior renovations. The asbestos issue is so extreme that the bank cannot remain open during construction. The applicant is requesting permission to utilize a temporary trailer in the parking lot of their site for bank business while the interior renovations and asbestos abatement is being completed. The request is a safety issue for the employees and bank customers. Temporary trailers are not permitted in the Village except through permission granted by the planning board. Member DeAngelis asked how long they would need the trailer for as she didn't want to see the trailer for years. Mr. DeSalvo felt the project would be completed within 6 months. Building Inspector Cocks offered that if the project isn't completed within 6 months he could report back to the planning board and the applicant could return for an extension. Mr. DeSalvo stated that the work would start right away once approval was received. Member Boucher asked if there would be a temporary utility pole for power. Building Inspector Cocks stated they would still have power to the building and would tap off of that.

On a Motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that the Planning Board grant approval for a period of 6**

months, or until 4/21/2020, for a temporary trailer to be used for banking business purposes during building renovations, and to be located in the parking lot per submitted plans dated 10/21/19.

2. **Java Jo's – Amended Site Plan – (212-4-7)**

**Present:** Tyler Sloboda, Owner

Chairman Parise noted that there has been no response from Orange County Planning on the 239 review and the 30 days has expired. Per the planning board's request photos of the window where the new door will be installed have been received, and an updated plan showing the hours of operation has been submitted. Engineer O'Rourke reviewed the latest plan submitted is satisfactory, the applicant has satisfied SHPO, and the action is a Type II action under SEQR and no further action is required.

On a Motion made by Member Boucher and seconded by Member Karlich it was unanimously **Resolved that the Planning Board grant approval for an Amended Site Plan for Java Jo's last revised 10/17/2019 subject to all conditions and notes on the plans; and all fees, bonding and administrative actions are paid.**

3. **Threetel Holdings – Special Use Permit Renewal (203-3-3.22)**

**Present:** Larry Torro, PE, Civil Tech Engineering

Chairman Parise stated the building department reports no issues with the site. The board had no issues either. Discussion was held regarding the recent DOT approval of eliminating 15 feet of the curbed island along Route 208 to widen the entrance. The island and the work are all within the State ROW. The applicant was told to provide the planning board with copies of the DOT work permit when received.

On a Motion made by Member Cocks and seconded by Member Karlich, it was unanimously **Resolved, that the Special Use Permit for Threetel Holdings is issued for a period of one year, or until the regular meeting of October 2020, at which time the applicant must reappear before the Planning Board for review.**

4. **43 Freeland St. – Site Plan – (214-1-62)**

**Present:** Larry Torro, Civil Tech Engineering

Chairman Parise noted that the county sent their review and found local determination. The construction cost estimate was submitted and reviewed and approved by Engineer O'Rourke. Member Cocks stated the lighting was fine. Chairman Parise added that snow removal would be on site. Member Karlich asked if easements would be required for the shared driveway. Attorney Reineke stated there is existing practice that the use of the driveway has been allowed, and the site plan is set up to continue allowing the crossover. They are not interfering with the existing activity. If they would barricade the existing passageway then the board would need some feedback from the other property. Building Inspector Cocks added that the neighboring property has another access onto Freeland Street. Attorney Reineke added that if the applicant did in the

future desire to close off the access then they would have to come back for an amended site plan. Chairman Parise commented on the parking and the sidewalk issue, and stated that it was disappointing that the Village Board didn't take advantage of a free sidewalk and maintenance of that sidewalk through the applicant. This was a lost opportunity for our community. Pedestrian safety should be the Village's main concern and is a part of the comprehensive plan. Member DeAngelis commented on the landscape plan and couldn't see how many plants would be planted. Chairman Parise pointed out the chart on the site plan which described the type of plants, the number of plants and the location.

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that the Planning Board types this application as an unlisted action, and issues a negative declaration under SEQRA.**

On a motion made by Member Cocks and seconded by Member Boucher, it was unanimously **Resolved that the Planning Board make a recommendation to the Village Board to accept the construction cost estimate in the amount of \$65,206.90 which estimate has been reviewed and approved by John O'Rourke, P.E.**

On a Motion made by Member Karlich and seconded by Member Cocks, it was unanimously **Resolved, that the Planning Board grant approval for the site plan for 43 Freeland Street last revised 10/18/2019 subject to all conditions and notes on the plans; and all fees, bonding and administrative actions are paid.**

**5. Brixmor (Shop Rite Plaza) – Special Use Permit Renewal (203-2-5)**

**Present:** No appearance

Chairman Parise read an email received from Attorney Kossar indicating the completion dates for the items addressed. The board agreed that the landscaping would be completed by June 2020; the fencing by 12/31/19; the curbing replacement and repair by 12/31/19 and the resurfacing of the lower parking lot by June 2020.

On a Motion made by Member Boucher and seconded by Member DeAngelis, it was unanimously **Resolved, that the Planning Board grant approval for the landscaping plan including plant photos and inventory last revised October 2019 subject to all conditions and notes on the plans; and all fees, bonding and administrative actions are paid.**

On a Motion made by Member Cocks and seconded by Member Boucher, it was unanimously **Resolved, that the Special Use Permit for Monroe Shop Rite Plaza is issued for a period of one year, or until the regular meeting of June 2020, at which time the applicant must reappear before the Planning Board for review.**

On a motion made by Member Karlich and seconded by Member Cocks, it was unanimously **Resolved that the Minutes of the August 14, 2019 meeting be approved.**

On a motion made by Member Cocks and seconded by Member Karlich, it was unanimously **Resolved that the Minutes of the August 19, 2019 meeting be approved.**

On a motion made by Member Karlich and seconded by Member Cocks, it was unanimously **Resolved that the Minutes of the September 11, 2019 meeting be approved.**

On a motion made by Member Cocks and seconded by Member Karlich, it was **Resolved that the Minutes of the September 16, 2019 meeting be approved. Member DeAngelis abstained due to absence.**

### **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 7:40 p.m.