VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
DECEMBER 12, 2018
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.

1. <u>310 Schunnemunk St. – 2 Lot Subdivision – (202-1-7.2)</u>
Present: Larry Torro, PE, Civil Tech Engineering

Michael Aiello, PE was present as an alternate engineer for the Village due to a conflict with Lanc & Tully.

Engineer Torro acknowledged receipt of the village water department's review of the proposed 8" water main. Engineer Torro adjusted the plans to two individual water services for the two lots that are a part of this application, and the applicant understands that if they proceed with development in the Town, then they can address the issue of a water main at that time. Chairman Parise added that since the adjoining property was located in the Town, a water district would have to be established as well. Chief Water Plant Operator Mabee asked what size the water connection is proposed to be. Engineer Torro stated 1". Engineer Torro stated all details and revisions raised by Engineer Aiello have been added to the plans. Engineer Aiello confirmed all engineering issues have been satisfied. Chairman Parise noted that Orange County Department of Planning 239 review was received with advisory comments. The board did not agree with the comment raised by the county stating that access accommodation for the fire trucks wasn't necessary. Engineer Torro added that the cul de sac was increased because of comments from the Fire Department. Chairman Parise stated that fire department needs are very important and the board would not go against that. The other option the county offered regarding the two proposed lots having a shared driveway was not feasible as any lot needs road frontage and with a shared driveway these lots would not meet zoning with regard to road frontage. In addition, the county's comment about this being a private road is incorrect, the proposed road will be a public road. Chairman Parise noted that all the other issues raised by the county are typical issues the planning board and engineering review and address with all applications. There has been no response from the Town of Monroe on the referral to them.

2. **43 Freeland St. – Site Plan – (214-1-62)**
Present: Larry Torro, PE, Civil Tech Engineering

Engineer Torro distributed a written description of what is proposed in the building. The basement floor would contain a men's mikvah consisting of one pool with two smaller pools to collect rainwater, as well as a women's mikvah. There will also be 3 shower stalls for occasional men's member usage. The men's mikvah would be used once in the morning daily, and once on Friday afternoons. The women's mikvah would be used occasionally during the week and on Friday nights. Toilets and sinks will also be present. The first floor will consist of the Rabbi's study room, facilities and main sanctuary (men's shul) and a women's shul. The men's shul will be used daily for prayers, once in the morning at 8:30 am, and once at sundown. The women's shul will only be used on occasion during Jewish high holidays. There will be 30 members. Engineer O'Rourke asked if it would be 30 men, or 30 families. If it was 30 men plus their families, then that would total more than 30 people. Engineer Torro will find out how many total people. Engineer O'Rourke asked if the existing single family residence will remain and if anyone would be living in it. Engineer Torro stated the residence would remain and the Rabbi would be living there. Engineer O'Rourke stated square footage of the addition should be listed on the plan. A portion of the driveway encroaches on the neighboring property. With the additional cars proposed, this encroachment should be cleaned up. The proposed ADA parking space will need an accessible sidewalk or walkway to access the proposed addition. Door locations need to be shown and access to the proposed addition will need to be addressed. Federal wetlands are on the property and should be delineated on the plan. A portion of the expanded building is located in the flood plain. Grading plans should be provided to determine impacts. A flood permit will be required through the building department prior to construction. Site distances at the entrance should be provided as well as any traffic or pedestrian improvements necessary for access to the site. It should be confirmed that utilities are sized adequately. Hours of operation should be on the plan. Floorplans should be submitted to confirm the number of congregants. Lighting and landscaping should be provided, especially with regard to the neighboring properties. 239 referral will be required due to proximity to the Heritage Trail. Chairman Parise voiced concern if the congregation increased, would there be enough parking. The board was concerned with congregants walking to the site and noted the need for sidewalks along Freeland Street for pedestrian safety. Chairman Parise stated that the applicant needs to appear at these meetings to answer any use specific questions that arise. Member Boucher asked what the maximum occupancy of the building would be. Building Inspector Cocks stated that was a calculation that was done based on square footage of the building and rooms being used.

3. <u>SUM Realty – Amended Site Plan – (203-3-3.1)</u>
Present: Larry Torro, PE, Civil Tech Engineering

Engineer Torro explained that the building is partitioned into separate warehouse sections, and the occupants of the sections at the north end of the property want to park near the entrance to their spaces. Building Inspector Cocks added that this came about when he was at the site for an inspection and found cars parked all over the grass and informed them they could not do that. Now they are looking to add more parking and another entrance into the building. Engineer Torro added this would just be for cars, no deliveries would be made in this area. Engineer O'Rourke stated the dimensions of t parking spaces, drives and sidewalks should be added to the plan. The proposed slopes should be confirmed, especially in the vicinity of the ADA parking spaces to make sure they meet code. Bollards should be installed where the proposed access road passes the existing transformer and electrical boxes. Erosion and sediment control measures will be required on the plan to protect onsite wetlands during construction. A landscaping and lighting plan for the expanded parking area should be provided. Due to the proximity to Route 208 the edge of pavement should be shown and dimensions provided. The board should consider landscaping or clean up of the area directly adjacent to Route 208. Grading within the existing utility easement should be reviewed with the utility company. Traffic circulation and turning radii should be provided. Federal wetlands exist on the site and item 13a of the EAF should indicate this. Referral to Orange County Planning will be required. Engineer O'Rourke noted that there is more than enough parking on the site. Engineer Torro stated people don't want to walk. Member Cocks asked why they couldn't walk through the building. Building Inspector Cocks stated there were walkways through the building, it was possible to walk through. Chairman Parise stated that if the board allowed this additional parking then perhaps they should be required to take away some of the existing parking that is not used and put it back to green area. It was suggested that Engineer Torro stake out the area for the proposed roadway and parking area so the board can visit the site and view the proposal.

4. <u>Calvary Church – Amended Site Plan – (207-2-1)</u>
Present: Skip Collier, Pastor, Calvary Church; Jeff Doolittle PE

Engineer Doolittle stated all engineering and board comments have been addressed on the plan. A signed, sealed copy of the plan was submitted to the board. Engineer O'Rourke stated the bulk table should reflect the number of parking spaces. The use of the upper floors of the building should be discussed regarding parking, and a note on the plan with the hours of operation noted. If future other uses in the building do not conflict with the hours of the Church, then parking will not be an issue. If future uses will be at the same time as the Church then the owner will have to return to the planning board to address parking. ADA parking has been adjusted and meets code. A lighting plan has been provided showing new fixtures to be provided on existing poles. The isolux lines on the plans should be labeled. All other concerns raised, including lighting and removal of broken fencing, have been addressed.

5. <u>16 Reynolds Rd. – 2 Lot Subdivision – (231-1-2)</u>
Present: Michael Morgante, PE

Chairman Parise acknowledged that the project was staked out and the board visited the site. The size of the house seems very small. Engineer Morgante stated the house would be an approximately 1200 sq. ft. bi level with the garage underneath the house. Engineer O'Rourke suggested moving the driveway to the other side of the house in order to minimize the wetland disturbance. Engineer O'Rourke stated that the biggest hurdle for this project is going to be NYS DEC. Before the board can move forward with anything the applicant needs to resolve all issues with NYS DEC. Engineer O'Rourke added that lead agency was declared in October, and if DEC was not included at the time, then lead agency notice should be recirculated to include DEC.

The agenda order was switched due to the engineer for Bridges at Lake Parc running late.

6. <u>208 Business Center – Site Plan – (201-3-3; 201-3-4; 201-3-7)</u>
Present: Kirk Rother, PE

Engineer Rother described the project as a proposed office/retail building made up of 3 parcels which comprise a total of 3.7 acres located in the GB district. One lot was the subject of a prior approval for retail stores many years ago which never was developed. The proposed application is to combine three tax parcels. The first floor would be all retail. The Second floor would only be a portion of the building and would be mixed retail/office. No definitive tenants have been signed yet, but interest of possible tenants include a dollar type store, tile store, and shoe store. 200 parking spaces are shown. Chairman Parise stated that traffic is going to be a major issue. A traffic study will need to be done. Chairman Parise asked if the applicant has communicated with the YMCA? The YMCA is ready to expand and they need to address their access. It was already established to have the YMCA cross the heritage trail via a village owned paper road and exit onto Route 17M, but for unknown reasons the Village is now preventing this. Although there was a solution to the YMCA, there is now apparently no solution. There has been talk about making them exit through the Town property but that would exit into this same area so that is not a good idea. Engineer Rother stated that the owner of the property had Engineer Sandor submit the prior approved site plan to DOT to get an idea where DOT stood on the prior approval. DOT submitted some comments limiting right turn in and out off of Route 208 as well as eliminating the concrete area in the triangle behind the gas station and requiring a traffic study. The board agreed that the use is permitted, the layout and renderings look appealing, but traffic is a huge issue and the number one issue to deal with before anything else can be addressed. There is more than enough parking proposed and may want to be adjusted to reflect actual usage, whether retail or office. Construction details, utilities, grading drainage, landscaping and lighting should be provided. Consolidation of the 3 lots will be required and should be shown on the plan. Internal crosswalks and pedestrian traffic controls should be provided. Neighboring structures should be shown on the plan. Loading area details should be more specific. No areas for stormwater management have been provided. Due to the size of the disturbance and impervious lot coverage this is significant and a full SWPPP will be required. NYS DOT will be involved due to Route 208. Orange County Planning referral will be required. Discussion was held regarding the traffic in the entire area encompassing not only these lots but also YMCA, Crystal Run, Smith Farm, Gilbert Street, Schunnemunk St., North Main St. and Route 208. An issue of access to the site from anyone coming from North Main Street was raised. Cars would be cutting through the paved area behind the gas station which is dangerous, and if that area was removed then access could not be obtained from that direction. Money was collected for a traffic light at Gilbert Street and Route 17M but then DOT decided to add more requirements and stalled the progress. This project will add to the traffic issue and traffic review needs to be conducted for the entire area again.

7. <u>Bridges at Lake Parc – Site Plan (211-1-1)</u>

Present: Brian Brooker, PE, Brooker Engineering; Joseph Haspell, Esq.

Engineer O'Rourke stated that he met with the applicant's engineer and most previous comments have been clarified. Subdivision sheets 1 and 2 are still being processed. SWPPP tables need to be clarified. The cost estimate has been submitted and found acceptable. The ACOE requires wetland mitigation. Details are currently on the landscaping plan and should be on the regular plan set. Easements, cross easements and offers of dedication need to be submitted to the Village for review and acceptance. ACOE/DEC approvals are still outstanding. 98% of engineering issues have been satisfied. Non engineering issues which remain are renderings of the homes with grading and retaining wall details per lot, and the issue with the Village and the lot with the house. Attorney Haspell stated that he met with the property owner and Mayor Dwyer and Mayor Dwyer has informed them that the Village now wants to accept dedication of the property with the Smith house. Mayor Dwyer stated that the village board will be doing a resolution to rescind their prior resolution, and make a new resolution addressing the terms of the agreement. Attorney Haspell stated that the Village is accepting the terms of the original offer, which has always been there. This will address the issue of parkland fees as well. Attorney Haspell added that Mayor Dwyer also asked the owner to leave the dam as is, despite the hundreds of thousands of dollars they have spent to adjust the dam. The owner is willing to leave the dam as is, per Mayor Dwyer's request, provided that they are not required to obtain any outside approvals for this. Attorney Haspell understood that additional ACOE approvals would not be required. Engineer Brooker explained that they would not be doing what was on the permit which could be problematic. The applicant will not agree to anything that will cause further delay. Engineer O'Rourke stated that if the existing dam were to remain that there was quite a bit of work that would be required to bring it up to certain standards. Engineer O'Rourke was not clear if the Village understood that by taking over that dam they would be responsible to not only repair the dam but to also bring it up to standards which would cost an exorbitant amount of money, which is why the Village did not want the dam to begin with, and requested it be lowered and the dam removed. Engineer O'Rourke suggested to Mayor Dwyer that he look back over the reports regarding the dam and make sure he understands what he would be getting into if he kept the dam, between the repair, bringing it up to DEC standards and continued maintenance this could cost the Village upwards of $500,000.00 plus continued maintenance. Mayor Dwyer stated he has done a very comprehensive read of the information and he determined that the status of the dam is that it required minor repairs, and that it was a low hazard dam. Engineer O'Rourke agreed that the repair of the dam is not a huge issue, but added to the repair is that the dam is not up to NYS DEC requirements and would require more cost than just repairing the dam to bring it up to approved specs, plus there is a continued maintenance that would also be required. This could be $500,000 or more and this is why the Village board at the time chose to declassify the dam. It was because of the standards and future maintenance costs, not the repair itself. Engineer O'Rourke advised Mayor Dwyer to re-read the reports and make sure he understands the financial obligation he would be committing the Village to if the Village were to keep the dam as a dam. Attorney Haspell discussed the rendering request by the board. Attorney Haspell understood that the builder of the lots will return to the planning board for each lot for architectural review. These homes will be custom built so no models are going to be built. Engineer O'Rourke added that because grading is an issue with this site, grading on one lot will affect adjoining lots. Any retaining walls and grading on a lot will have to be reviewed on a per lot basis if they are going to custom build. This will have to be addressed every time a builder returns to the planning board for architectural approval. Chairman Parise noted that the Village ran into a similar situation with a prior subdivision which had steep grades and there has been lots of issues with water. The board is going to seek to avoid this issue as much as possible. Chairman Parise asked the board members if they had anything to add. Member Cocks reminded the applicant to contact Orange and Rockland and get LED lights for the street lighting. Mayor Dwyer stated that on Tuesday, December 18, 2018 at the village board meeting the village board will take action regarding the house and the lot and whatever is done at the meeting will be sent to the planning board. Mayor Dwyer pointed out a triangle shaped parcel near the project site that the Village owns and mentioned to the applicant that the Village doesn't want it. Mayor Dwyer stated that he has always wanted the parcel with the Smith house ever since the day he rejected it in 2014. Now that he has the power to get it he will. The Village board wants to have this parcel and house for the Village.

ADJOURNMENT

On a motion made by Member DeAngelis 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.