

**VILLAGE OF MONROE  
PLANNING BOARD  
WORKSHOP MINUTES**

**MONDAY MAY 9,2022  
7:00 P.M.**

**Present:** Chairman Boucher, Members Allen, Hafenecker, Karlich, Kelly, Umberto, Iannucci, Attorney Cassidy, Engineer O'Rourke, Building Inspector Cocks

Absent: Planner Fink

Chairman Boucher opened the meeting at 7:00 p.m. with the Pledge of Allegiance.

**445 Route 17M**

**Present: Larry Torro, Engineer for the applicant and Joel Mann from Brach & Mann Associates**

The Board Engineer O'Rourke stated the last time this project was heard it was in regards to the traffic study. They are here before the Board to discuss the placement of the front door. There are still outstanding comments in regards to the traffic concerns. Engineer Torro stated the applicant wants to make sure of the placement of the entrance before discussing the traffic concerns. Attorney Cassidy stated she would coordinate with the firm that is preparing the traffic study. She stated they need a copy of the letter from the DOT that was referred to in Engineer Torro's email. Engineer Torro stated he would get the letter to the Board.

Board Engineer O'Rourke stated he wanted to recap what this project was for the new Board member. After the recap, Chairman Boucher asked if the applicant was waiting for the comments from the traffic study. Engineer Torro stated yes but they want to make sure about where the entrance should go before they address the traffic comments. Engineer Torro wanted more information about the moratorium the Village Trustees are planning to put in effect. Joel Mann stated this project has been in progress for a long time and they have been working with the New York State Department of Transportation (NYDOT) and they now have what is a hopefully accepted layout for the project. Attorney Cassidy stated the Village Trustees did introduce a moratorium last week, the moratorium has to go to the county for a 239 review which takes 30-days before the moratorium can start. The public hearing for the moratorium is May 17, 2022. The moratorium does have a release value that the applicant can apply to the Village Trustees for a waiver based on this project it would not need that as it is a commercial project. Attorney Cassidy stated she does not represent the Village Trustee Board but she did speak with the Village Attorney this morning and this is all she knows at this time about the moratorium. Chairman Boucher stated the Board does not even know yet what the moratorium will mean to the Planning Board as the Board just received a copy of the local law tonight. Attorney Cassidy stated that as a member of the public, you can certainly attend the Village Trustee's meeting and voice your concerns. The Board is planning on giving the Trustees a list

of the application being worked on at this time but it is not clear what will happen to those applications. Chairman Boucher polled the Board for comments or questions. Member Kelly asked if Engineer Torro knew how accurate the traffic studies traffic projections were. He is sure there is a standard formula used but wanted to know how accurate that formula was. Engineer Torro stated the formula was based on engineer studies. Board Engineer O'Rourke stated the formula was a standard that every traffic study uses and he has found it to be accurate. The formula is refined every year. Member Kelly asked if there was an alternative for the formula. Board Engineer O'Rourke stated they could do a physical count but that is not as accurate as the formula because of all the variables such as time of year, etc. which is why they came up with the formula. Board Engineer O'Rourke stated based on his experience these numbers are really close. Board Engineer O'Rourke stated that when the traffic engineer comes in that would be the person to ask as traffic studies are a very specific area. Member Umberto stated he has been on the Board for six months and this was the first he was hearing about this project. Member Umberto wanted to now the name of the Engineer Torro's company and the location of the company. Engineer Torro stated the company name is CivilTech Engineering and Surviving with an office in Chester, NY and the main office in Suffern NY.

### **251 High Street**

**Present: Larry Torro, Engineer for the applicant**

Engineer Torro stated this is a sub-division that has been before the Board a few times. The Board had referred the project to the Zoning Board of Appeals (ZBA) for variances for three smaller lot widths. The ZBA denied the variances. The applicant, as of right, can proceed with the four lot sub-division with a cul-de-sac which was originally submitted to the Board. Chairman Boucher stated this was before the Board before and the Board did not like the size of the cul-de-sac but the layout does meet all code requirements. Member Iannucci asked why the ZBA denied the variances. Chairman Boucher stated that the code states the size but no one knows how or why that was done in the code. Engineer Torro asked if there was any other relief that could be found. Chairman Boucher stated the Board had talked about going to the Village Board about the code. The code exceeds the requirements for a fire truck to turn around. But, this code has been there for a very long time. Attorney Cassidy stated she will try to look at what can be done. Member Hafenecker asked if the project could be reduced to two lots. Engineer Torro stated the layout with the four lots does not require any variances. Chairman Boucher stated the four lots are within the rights of the applicant. Chairman Boucher asked Board Attorney Cassidy what could be done as far as going to the Village Trustees.

Board Engineer stated the cul-de-sac would have to have street lights, and drainage. Board Engineer O'Rourke stated the Village has a lot of different cul-de-sacs and some have caused maintenance issues. But, this code calls for the biggest cul-de-sac he has ever seen and exceeds what a firetruck would need be able to turn around on. There have been no details about the grade because they are looking for another option for the size of the cul-de-sac.

Building Inspector Cocks asked if all the options have been looked at for a waiver to requirements which is part of the code. Building Inspector Cocks will send the sections in the code that may be able to help make the cul-de-sac smaller.

Member Hafenecker asked to view the property on Goggle maps. A view of the property was seen on the TV in the Board room. There was a discussion on the easements for roads. Chairman Boucher asked how this can move forward and how does the Board get the Trustees to look into this matter. It is in everyone's best interest that the Board find a way to make this cul-de-sac smaller.

Member Kelly asked if this project will be affected by the moratorium. Chairman Boucher stated as this is a sub-division it would be subject to the moratorium restrictions.

Chairman Boucher asked Attorney Cassidy how do we proceed? Are you going to look into the waivers for the code?

Board Attorney Cassidy stated her comments which were mostly a repeat of what was said at the first presentation of this project. This is defined as a major sub-division under the Village code as it contains a new road. As a major subdivision the long EAF form will need to be completed. The applicant will maintain the road until such a time when the road is dedicated to the Village. Will verify if 239 county review is needed.

Board Engineer O'Rourke stated his comments. As this is residential erosion control will be needed. Storm water management will have to be done for the new road. Building Inspector Cocks will send the sections in the code that may be able to help make the cul-de-sac smaller. Board Engineer O'Rourke asked if the applicant did a cost analysis to see if the extra two lots is worth the cost of building the road. The cost of the road would include manholes, hydrants, lighting, grading, sidewalks, trees, to name a few. This becomes an expanded process due to the road. This is being pointed out for your own edification. Previously there were other options for the cul-de-sac such as flag lots, and other options but they are no longer part of the code.

Board Attorney Cassidy wants to get comments from the Board to put together a letter from the Board to the Village Board about items the Board is working on, for the Village Board to take into consideration for the moratorium. There are provisions in the moratorium for small applications. There is a stop-gap in the moratorium where an applicant can apply to the Village Board if the applicant has a financial deterrent. There are applications we should focus on. 208 Business Center just submitted their DEIS and is currently being reviewed by our professionals for completeness. Due to the size of the project there is still a long way to go before approval on the application and it won't be ready for approval while the moratorium is in place. Chairman Boucher stated applicants can still proceed with SEQRA but they proceed at their own risk. The moratorium is for six months with two three months extensions.

Other applications discussed to be sent to the Village Trustees are: The Pets I Love, The Q, 3 Angel Road, Somni Restaurant and the Karaoke Bar.

On a motion by Member Kelly and seconded by Member Umberto it was unanimously resolved: **The meeting be adjourned at 8:10.**