

**VILLAGE OF MONROE
PLANNING BOARD
WORKSHOP MEETING MINTUES**

**MONDAY JULY 10, 2023
7:00 P.M.**

Present: Chairman Boucher, Members Allen, Hafenecker, Kelly, and Iannucci, Attorney Cassidy, Building Inspector Cocks

Absent: Members Karlich and Umberto

Pledge of Allegiance.

On a motion by Member Kelly and seconded by Member Allen it was resolved: **To Open the meeting.**

Aye – 5

Nay – 0

Absent: Members Karlich and Umberto

Monroe-Woodbury Islamic Center (MWIC) – 1431 Orange Turnpike – Site plan review - (231-1.3.42)

Present: Mr. Miah, the President of MWIC, and Ryan Nasher, Engineer for the applicant.

Board Engineer O'Rourke stated he has reviewed the plans and they have been updated with the correct bulk table. The parking is still in the front of the building but that will change after the moratorium is over.

Mr. Nasher, Engineer for the applicant, stated they need to contact the neighbor about the easement for the sewer. They are also still working on the landscape plan. The plan was updated with the 10 foot set back for the parking which is code.

Board Engineer O'Rourke stated if they don't get the easement, there is an alternate plan. Building Inspector Cocks stated the alternate plan would include a pumping station.

Building Inspector Cocks stated the 10-foot set back change now satisfies the problems he had with the plan.

Board Engineer O'Rourke stated the plan satisfies the Village Zoning code.

Board Attorney Cassidy stated that in the EAF statement referral to an increase in traffic. The Board will need more information about that. Board Attorney Cassidy also stated there is a fence on the property that needs to be dealt with. If it is the applicants fence please remove it. Board Attorney Cassidy stated that any signage for the Mosque would need to be part of the application. Board Attorney Cassidy would also like confirmation on counsel.

Board Attorney Cassidy stated that the next step is for the Board to declare themselves lead agency for SEQRA review and to schedule the public hearing. This can be done at the regular

meeting on July 5, 2023. The Board will need the landscaping plan by the next submission deadline which is August 1, 2023.

Board Engineer O'Rourke stated there needs to be some type of document that confirms they have spoken with the neighbors in regards to the easement.

Board Attorney Cassidy asked the Board Secretary to send the plans to the Board Planner for review. And, to let him know a landscaping plan is expected by August 1, 2023. Board Engineer O'Rourke stated not having the landscaping plan will not hold the application back as they can leave the public hearing opened till the Board gets the landscaping plan.

An application was received from Verizon for a cell tower installation and will be added to the July 25, 2023 agenda. Building Inspector Cocks stated there was no land use determination made for this applicant. The Board Secretary will send an email to Verizon asking for the land use form to be submitted.

On a motion by Member Kelly and seconded by Member Hafenecker it was resolved: **to close the meeting.**

Aye – 5

Nay – 0

Absent: Members Karlich and Umberto