

VILLAGE OF MONROE

Regular Meeting

April 28, 2026

DRAFT – Subject to Change

Present: Chairman Parise; Members Iannucci, Karlich, Hafenecker and Kelly. Engineer Higgins and Attorney MacCartney

Absent: 2 Planning Board Vacancies

Pledge of Allegiance.

Chairman Parise confirmed that the mailing receipts were received by the Planning Board Secretary from the applicant for the publication of the Public Hearing Notice for “The Q”.

On a motion made by Member Hafenecker and seconded by Member Kelly it was resolved to:
Open the Public Hearing The Q

Aye: 5 **Nay:** 0 **Absent:** 2

PUBLIC HEARING

Site Plan Review – Proposed 72 rental apartments

The Q 41 Still Road (222-1-13,14,15)

Construction of 72 two-bedroom open market rental apartments. Parking, recreation, utilities, site lighting, landscaping. 2 story units with municipal water & sewer

Present representing the applicant: Stephen Esposito from Engineering and Surveying Properties, PC

The Planning Board Secretary read the Public Hearing notice into the record. Mr. Esposito gave a brief overview of the timeline and noted that there is no change from what was approved in the past. The site is accessed from Still Road and Stephens Lane. They will make upgrades to Stephens Lane with curbs, sidewalks and paving. They will also install a sidewalk crossing on Still Road. The site is 10 acres zoned Urban Multi Family Residential. They are proposing 4 buildings comprising of 72 units. They have conducted a constraints analysis which results in the net acreage. Based on this calculation, the site could accommodate 122 units and they are only proposing 72. The parking calculation calls for 87 spaces but they are proposing 133 as they feel this is a more reasonable number. The units are all 2-bedroom 2-bath and they have also proposed 14,000 SF of active recreation including pickleball courts, picnic pavilion, BBQ area, community garden, and tot/preteen play structure. In addition, they are also preserving 182,000 SF on site under a conversation easement where a walking path is proposed in the woods on the perimeter that is not being developed. Originally this application received Site Plan approval and had a Public Hearing. They obtained a Building Permit for tree clearing but the project stalled due to the economic climate post the COVID pandemic. They are here tonight to reinstate the approvals and proceed with the project. They have also obtained the approval from the Orange County Health Department for the extension of the municipal water system. The municipal sewer system will also be extended and approval from the DEC and permit from the Orange County DPW were also obtained. They

have complied with all conditions listed on the original approval resolution except the performance bond which will be presented to the Planning Board attorney for review and filed with the Village Clerks office. The applicant will be doing improvements on Stephens lane including lighting, paving, sidewalks, grading, and drainage noting it will be a great improvement for the residents.

Chairman Parise asked if there was anyone present who has any questions or comments.

Kathy Summer, President of St. Paul's Lutheran Church located at 21 Still Road and their concern is that it seems this property will abut their property. They are concerned because they have a preschool with 80 children at the church and wonder if there will be fencing since this property goes along the back of their property. Mr. Esposito noted that the rear of the property is state regulated wetlands with a 100' buffer and they are not developing anything along the back side. As shown on the map there are hundreds of feet between this site and the church and is separated by woods and state wetlands. Ms. Summer also expressed concern about the water and sewer and if it would pose a problem and Mr. Esposito explained that they had gone through all the engineering and analysis regarding stormwater and sanitary and domestic water. They have gotten approval from the Village Planning Board with their engineers and attorneys as well as from the County agencies responsible for regulation. Member Iannucci asked if there were any students at the school with special needs who may be sound sensitive. Ms. Summer said she was unsure but would find out and let the board know. Member Iannucci is concerned that they would not be disturbed. Chairman Parise noted that the back of the property has a natural buffer with the wetlands and woods and you may not even see it when the leaves were on the trees. Member Hafenecker asked to see a rendering to show the public which was displayed on the overhead TV's. He also asked about the parking noting that there is only parking on the Southwest side. Mr. Esposito said the reasoning behind this was site disturbance and wetland constraints.

Jeanette Haug was concerned about the traffic impact and asked if a traffic light was being considered. Mr. Esposito replied that for the original review process they prepared a traffic impact study. They hired their consultant and the Village hired a consultant who both reviewed the project. They also did a "light Warrant" study to determine if the intersection would warrant a traffic light and they did not come close to the threshold. They are providing a pedestrian crossing with signage. Ms. Haug was concerned with the congestion that occurs at certain times of the day taking the preschool and churches into consideration. Mr. Esposito explained that their study looked at all surrounding properties, commercial businesses at the nearby intersection, and any projects in the vicinity before the Planning Board that were built or not built along with an annual growth factor of 5%. The board found that the study was adequate and the project would not present any traffic impact. Member Iannucci expressed concern that the traffic study is 5 years old noting that a lot has changed in 5 years. Mr. Esposito said they typically do a 5 or 6 year out in their study applying the growth factor. Member Kelly said the applicant's study was performed in 08/07/2020 and the Village study was conducted on 10/13/2020 and noted that they are dated. Member Iannucci said a lot has happened in the past 5 years and she is concerned with the age of the study.

There was no one else present from the public to comment.

On a motion made by Member Kelly and seconded by Member Hafenecker it was resolved to:
Close the Public Hearing.

Aye: 5 Nay: 0 Absent: 2

On a motion made by Member Iannucci and seconded by Member Hafenecker it was resolved to:
Open the Regular Meeting.

Aye: 5 Nay: 0 Absent: 2

Site Plan Review – Proposed 72 rental apartments

The Q 41 Still Road (222-1-13,14,15)

Construction of 72 two-bedroom open market rental apartments. Parking, recreation, utilities, site lighting, landscaping. 2 story units with municipal water & sewer

Present representing the applicant: Stephen Esposito from Engineering and Surveying Properties, PC

Chairman Parise said that he was thinking about the traffic study and asked the board what their feeling are regarding having a new one done. The general feeling is that a new traffic study is necessary. Mr. Esposito asked if it could be the same scope as the original study. Chairman Parise said that the scope could be the same and he also noted the heavy traffic at certain hours of the day and due to this believes a new study is warranted. Engineer Higgins went over his review memo (attached).

- 1 Mr. Esposito sent the DEC revalidated map
- 2 Informational
- 3 Informational nothing has changed
- 4 Noted
- 5 Noted
- 6 Completed
- 7 Noted

Attorney MacCartney asked what is the procedural pathway for SEQRA given the status. Mr. Esposito replied that it could not be reconfirmed tonight due to the new traffic study that will be done. The only variable is the new traffic study that will be done and submitted for review and hopefully there will be no impacts. Attorney MacCartney asked if there was a need to recirculate and Mr. Esposito didn't think so due to there being no substantive change. Chairman Parise noted that SEQRA was already complete but it may have to be opened again due to the new study. The Village had assumed lead agency originally. Member Kelly said that the build year was originally supposed to be 2024 and since we are past that are we sure there were no changes with water and sewer. Mr. Esposito replied that there was no change to water and sewer. The change was to stormwater and they resubmitted for coverage under the new permit and that is done and current. The DEC wetlands were recertified in December and are good for 5 years. Chairman Parise noted that the permits he has seen are still good. He also said that once the applicant has completed the new traffic study we would have it reviewed by our traffic consultant. He asked how it would be performed would it be counts or would new technology used that would show number of cars or busses? Mr. Esposito said that they will rerun what was originally done taking updated data from the DOT into consideration. Attorney MacCartney suggests that the Village formalize SEQRA, declare the actin type, declare lead agency and recirculate. Nothing has changed but since we are doing a new traffic study it would not be consistent to do one and not the other. Mr. Esposito agrees. Chainman Parise noted that since COVID the drop off and pick up at St. Paul's has changed and it would be important to have the traffic studied with the current procedures. The board noted that when the original study was done the numbers may have been affected by COVID and the new study will be more accurate. Chainman Parise asked if the code still includes landscaping to be "In perpetuity". Mr. Esposito said that the note is on sheet 2 of the site plan and is also on the landscaping plan. Chairman Parise confirmed that the cost estimate needed to be updated and sent to the Village Board for approval and asked if the narrative would be updated. Mr. Esposito said the narrative would not be updated as nothing has changed. Chairman Parise asked if there would be any parkland fees paid but Mr. Esposito replied that this would not be necessary due to the park that is being proposed on the site.

On a motion made by Member Hafenecker and seconded by Member Kelly it was resolved to:

Declare an unlisted action and intent to be lead agency

Aye: 5 Nay: 0 Absent: 2

Per Attorney MacCartney we can now circulate to any other lead agencies giving them an opportunity to step up and we can make our SEQRA determination. Mr. Esposito will work on the cost estimates and speak to their traffic consultant. Mr. Goldklang the applicant noted that he is using the Village Traffic Consultant John Canning from Kimley Horn on a different project. Attorney MacCartney advises that the Village should use a different traffic consultant for this application.

Site Plan Review – Proposed addition / Condos

581 Route 17M - Monroe Pharm Plaza Condo (220-5-16.312)

Proposed 14,370 SF 2 story office addition – condominiums

Present representing the applicant: Avi Weinberg, WeinbergLim Engineering and Shloimy Gelb, Hartman Design

Mr. Weinberg gave a brief overview of the project being a 14,000 SF extension to the rear of the existing 2 buildings serving as retail and office space. They have been working through the process with the Planning Board and a neg dec was received and they have received the variance from the ZBA for the dumpster location. The Public Hearing was closed and they are in the middle of the architectural review. Their architect, Mr. Gelb, was also present. Mr. Gelb watched the last meeting where the applicant appeared before the Planning Board and he saw the concerns about the sample colors not having enough contrast. He agreed to submit new samples if needed. Regarding matching the new building into the old building it would not be possible due to the materials. Chairman Parise suggested changing the aluminum top roofline to match the new building to tie it in. Painting the brick was ruled out due to chipping, adhesion, and maintenance issues. Member Kelly asked why the new addition was not put in the front and Mr. Gelb and Mr. Weinberg agreed this was not done due to the traffic flow and existing retail store. Member Iannucci asked if the building was flush with the existing building and Mr. Weinberg replied that it is not and that was due to zoning regulations he explained that they chose the most logical location within the zoning requirements. Member Iannucci and Chairman Parise noted that it would look better and help to mask the separation if a tree was there. It was determined that a tree is proposed in that area and the applicant has added a lot of landscaping to improve the site. Member Hafenecker mentioned that the owner should be cognizant of the potential damage to landscaping islands during plowing especially if the border is Belgian block. Mr. Weinberg suggested concrete curbing to mitigate damage to a block border. Chairman Parise asked for a lighting plan that did not include adjusting the lights after installation. He also noted that the lighting from the bank next door lights up most of this property and there is a pole with a sensor light. Mr. Weinberg said that in the past the board had agreed to allow the applicant to adjust the lighting after installation and asked if there was a bond that could be obtained or a condition stipulated for the lighting adjustments. Chairman Parise feels that if there is a condition that is not met the applicant must be chased down and it would not have final approval and prohibit the applicant from getting permits. Engineer Higgins noted that there are different kinds of conditions. There are those that could be part of the resolution that the app is required to operate the site in a certain fashion or conditions that must be met prior to the signing of the map. Chairman Parise said that in the past they did not do conditions and does not see the sense of it. They might as well get everything done now that they are appearing before the Planning Board and get it done correctly. Mr. Weinberg will look into it. Member Kelly stated that he has strong reservations on the project. Engineer Higgins briefly went over his review memo (attached) and items were discussed as follows:

1. The ZBA variance was granted but has not been received yet
6. Mr. Weinberg said that the surveyor can only sign once it is approved and he doesn't want that to hold anything up.

7. They will get this info to Engineer Higgins ASAP and if he could forward the latest cost estimate numbers they would put that together

Chairman Parise inquired about the submission to the County. Engineer Higgins said since this is a condominium application his recommendation was to send the plan to the county for review and let them comment on what they require for the filing of the map. Mr. Weinberg clarified that the subdivision condo plat would be submitted not the site plan. Engineer Higgins said that the County prefers this to be done to avoid the potential of having a map signed that would need to be amended.

Member Iannucci asked if we will be receiving new samples of the materials and they agreed to submit them for a future workshop. She would also like to confirm that a tree will be planted in the back where the new and old building do not line up completely. As long as it is listed on the plans she is ok with it not being shown on the rendering. Mr. Weinberg asked if the board was open to prepare an approval resolution while they are working on the lighting, cost estimate, and County approval. Chairman Parise stated that the Board wants everything completed first before moving forward.

MINUTES

On a motion made by Member Kelly and seconded by Member Iannucci it was resolved to:
Approve the minutes from 03/09/26

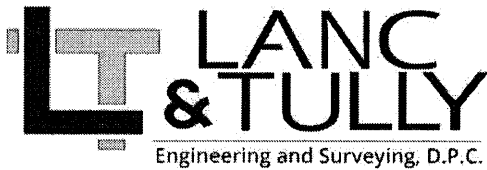
Aye: 2 Nay: 0 Absent: 2 Abstain: 3

On a motion made by Member Hafenecker and seconded by Kelly it was resolved to:
Approve the minutes from 03/24/26

Aye: 4 Nay: 0 Absent: 2 Abstain: 1

On a motion made by Member Kelly and seconded by Member Iannucci it was resolved to:
Adjourn the Meeting

Aye: 5 Nay: 0 Absent: 2



Village of Monroe Planning Board Review

Project:	The Q Multi-Family Development
Tax Lot No.	222-1-13, 14 and 15
Reviewed by:	David Higgins, PE
Date of Review:	March 20, 2026
Materials Reviewed:	Comment response letter March 18, 2026; Orange County Clerk's recording signed May 24, 2022; Lot Consolidation Authorization dated April 27, 2022; NYSDEC Sewer Main Extension Approval dated July 12, 2023; Orange County Sewer District No. 1 Sewer Approval dated November 15, 2022; New York State Department of Health water main extension approval dated April 11, 2022; Letter of Continued Coverage dated February 17, 2025; Site Plans, consisting of 24 sheets prepared by Engineering & Surveying Properties, last revised date of March 16, 2026

The following items are listed to assist you in completing your submission to the Board. It is only a guide; other items may be listed at future meetings. If you need further assistance, please contact this office.

Project Description:

The project includes the merger of 3 tax lots for the construction of a 72 unit, maximum 144 bedroom multi-family development on a single 10 acre property at the terminus of Stephen Lane in the UR-M Zone. Units will be 2-bedroom rental units contained in 4, two-story buildings. This project was originally approved in 2022 however the approval lapsed and no work was completed. The applicant is submitting once more with plans that we understand to be substantially similar to the originally approved plans. We offer the following comments:

1. General Note #7 on Sheet EX-1 indicates that the DEC revalidated the boundary of the wetlands on December 18, 2025. Applicant should provide letter of approval from NYSDEC or map of the revalidated wetland signed by the NYSDEC.
2. Our office previously determined that all SWPPP related comments had been satisfactorily addressed, and found the report and design acceptable. The applicant has

also provided a letter of continued coverage for coverage under GP-0-25-001.
(Informational)

3. This application is subject to Architectural Review by the Planning Board [§200-73].
4. We recommend the General Condition 5, 6, 8, 9, 10, and 11 of the sewer main extension granted by the New York State Department of Environmental Conservation be noted on the plans.
5. A work permit will be required from the Village DPW for the proposed sidewalk.
6. A public hearing will be required [§200-72E(4)].
7. A bond estimate in the amount of \$985,300 was accepted in January 2022. An updated construction cost estimate should be provided for review and acceptance.

This concludes our review at this time. We have attempted to make this review as complete as possible, however, the applicant is advised that once additional materials or plan changes are provided, our office may have additional comments.



Village of Monroe Planning Board Review

Project: 581 Route 17M
Tax Lot No. 220-5-16.312
Reviewed by: David Higgins
Date of Review: January 9, 2026

Materials Reviewed: Amended Site Plan titled “581 Route 17M”, as prepared by Weinberg-Lim Engineering. Revisions dates of plan sheets 1, 2, 4, 6, and 9 being December 29, 2025; and revision date of plan sheet 7 being November 10, 2025; Minor Subdivision Plat prepared by Weinberg-Lim Engineering last revised December 29, 2025; two comment response letters from Weinberg Lim Engineering dated December 29, 2025; and Condominium Unit Plans;

The following items are listed to assist you in completing your submission to the Planning Board. This is only a guide and other items may be listed at future meetings. Please complete all items and supply the Planning Board with revised plans fourteen days prior to the next regularly scheduled meeting. If you need further assistance please contact this office.

Project Description

Project involves the construction of a new 7,185 square foot two-story office building (14,370 total floor area with basement for storage only) on a (1.63 acre parcel in the GB Zoning District. The property is currently developed with a retail shopping center with parking and access off Route 17M. The area being developed for the proposed building is currently a paved parking lot.

The Land Use Determination Letter provided by the Village Building Inspector indicates that the proposed building meets all setback requirements and number of stories with basement storage only and that the application requires an amended Site Plan approval with the plan showing the addition of a drive-thru for the pharmacy dated 2/12/2018.

We have the following comments on the plan:

1. The proposed dumpster enclosure is shown to be located 5 feet away from both the rear and side lot line. Village Code §200-34(H)(3)(h) prohibits locating dumpster enclosures

within any required setbacks. Applicant has requested a variance for the dumpster location.

2. The proposed area to be disturbed is 14,519 square feet (0.333 acres). Because the area of disturbance is less than 1 acre, filing is not required under the NYSDEC General Permit GP-0-25-001; and because the area of disturbance is less than 0.5 acres preparation of a SWPPP is not required in accordance with specifications in Article I and Article II of Village Code chapter 168. **(Informational)**
3. Landscaping calculations have been shown on Sheet 2 and demonstrate compliance with Village Code §200-45 J. At the August 11th Planning Board meeting, the Board discussed landscaping to which the design engineer indicated he would review the possibility of adding landscaping along the rear of the proposed building. Landscaping has been added along the rear of the proposed addition and the rear property line. The Planning Board should review the updated landscaping plan for adequacy.
4. A revised lighting plan has been submitted and shall be revised to comply with Village Code §200-34 A.(5). House-side shields or similar light-directing fixtures shall be modeled with lighting direction and foot-candle values provided.
Code §200-34 A.(5) is as follows:
 - a. Light sources, including bulbs and LED arrays, must not be visible from public rights-of-way or neighboring residential properties.
 - b. All outdoor lighting must be fully shielded to prevent any light from being emitted above the horizontal plane, with no more than 10% of the lamp's lumens allowed at or above an 80° angle.
 - c. LED lights must have a color temperature of 3,000 Kelvin or lower (This has been addressed.)
 - d. Light levels measured along any property line adjacent to a vacant or residential lot must not exceed 0.2 footcandles.
 - e. Individual lighting fixtures shall not emit more than 3,000 lumens.

The plans provided show light levels greater than 0.2 footcandles at the property lines Applicant has indicated that all lighting will be provided with custom made house side shields to provide total cutoff of light at property lines. If this is acceptable to the Planning Board, we would recommend making this a condition of any action. **(Repeat Comment)**

5. The project is subject to architectural review by the Planning Board. Renderings showing the general appearance of the proposed building addition were previously provided by the applicant. Board should consider the proposed building addition appearance and applicant shall provide colors and materials of construction. **(Repeat Comment)**

6. Submitted documents include plans for dividing the buildings into individual condominiums. Approval of condominium projects is subject to Chapter 175 of the Village Code (Subdivision of Land). I defer to the Board's legal counsel with regards to procedure for review and approval of the condominium plan, maintenance agreements, etc... The following comments are offered relative to the submitted Subdivision Plat:
 - a. Map should include the seal and signature of a licensed surveyor. **(Repeat Comment)**
 - b. Metes and bounds must be provided for the perimeter of common area. **(Repeat Comment)**
 - c. As the map will require filing in the Orange County Clerk's Office, it is recommended that the applicant submit the plan to the County for preliminary review and comment so that any required notes or other information needed may be shown. **(Repeat Comment)**
7. In accordance with §200-72(E)(4)(d) of the Zoning Code, the applicant will be required to file with the Village Board a performance bond, letter of credit, or cash deposit sufficient to cover the full cost of all improvements or treatment. A site plan cost estimate should be provided for review and acceptance.
8. The Board adopted a resolution to declare Intent for Lead Agency on February 25, 2025. The Board has authorized preparation of draft negative declaration. **(Informational)**
9. The plans were sent to the Orange County Department of Planning for referral under GML 239. The County Department of Planning determined this to be a Local Determination and did not offer any recommendations. **(Informational)**
10. A public hearing is required. **(Repeat Comment)**

A written response letter addressing each of the above comments should be provided with the next submission. If you have any questions, or require any additional information, please do not hesitate to contact our office.