

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
APRIL 17, 2017  
MINUTES**

**PRESENT:** Chairman Parise, Members Cocks, Karlich, Graziano, Engineer O'Rourke, Attorney Levinson, 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 stated the agenda was going to be adjusted due to scheduling conflicts and an emergency with an applicant.

**1. Crystal Run Lab 807 Rte. 17M – Amended Site Plan – (203-2-2.2)**

**Present:** John Loch, AFR Engineering

Chairman Parise stated Engineer Aiello reviewed the updated plans since the workshop and sent the board a letter stating everything discussed at the workshop has been revised and all issues are found to be acceptable. Chairman Parise asked the board if they had any comments or questions. The board had no comments.

On a Motion made by Member Graziano and seconded by Member Cocks it was unanimously **Resolved that the Planning Board types this application as a Type II action under SEQRA.**

On a Motion made by Member Cocks and seconded by Member Graziano, it was unanimously **Resolved, that the Planning Board approve the Amended Site Plan last revised 3/28/2017 for Crystal Run Lab for a proposed free standing generator and adopt this amended site plan with all the provisions of the original site plan except as modified herein being in full force and effect; subject to all conditions and notes on the amended site plan dated 3/28/2017; and all fees, bonding and administrative actions are paid.**

**2. 577 Route 17M – Conditional Use Renewal – (220-5-16.1)**

**Present:** John Loch, PE, AFR Engineering

Chairman Parise stated that due to the Passover holiday the applicant has not been available to attend the meetings and has requested a 30 day extension of the Conditional Use Permit. Building Inspector Cocks stated he visited the site and the unregistered cars have been removed, the shed has been removed and the site has been cleaned up.

On a Motion made by Member DeAngelis and seconded by Member Graziano, it was unanimously **Resolved, that in respect for the applicants religious holiday the Conditional Use Permit for 577 Route 17M be extended for a period of one month until the regular meeting of May 2017 at which time the applicant must reappear before the Planning Board for review.**

Member DeAngelis requested Engineer O'Rourke visit the site and investigate a manhole that is protruding from the ground, as she feels this is a dangerous condition.

**3. Cumberland Farms – Site Plan – (215-1-13)**

**Present:** Richard Olson, Esq.

Chairman Parise noted the last site plan revision is dated 4/11/2017. Crosswalks have been added as well as sidewalks. Construction general notes have been removed and the architectural renderings have been reinserted. The construction cost estimate has been approved and forwarded to the Village Board for acceptance. Orange County's 239 review had a few mandatory comments which need to be addressed. The first comment was regarding Underground Storage Tank Removal. This falls under the DEC and Building Department and the Planning Board has no jurisdiction over this. The second comment is concerning lighting and spillage of lighting onto Route 17M, Freeland Street and the neighboring parcel. The third comment is regarding traffic and vehicle movement which has been thoroughly reviewed through traffic studies and traffic consultants. Engineer O'Rourke noted that the latest plan, dated 4/14/17, was submitted after the last workshop and all has been reviewed and found acceptable. Member DeAngelis wanted to continue reviewing the Orange County Planning 239 letter. Chairman Parise responded that all of the issues in the 239 have been addressed already. Member DeAngelis wanted to specifically discuss the landscaping comment in the 239 review. Attorney Olson added that the County review letter was issued prior to the boards discussion on landscaping and prior to the revisions made to the current landscaping plan in accordance with the Village engineer's recommendations. Member DeAngelis stated she agrees with the County with regard to the landscaping comments and wants to see the changes made. Attorney Olson stated again that the landscaping plan was revised after this letter was written reflecting those changes. Member DeAngelis had other comments regarding specific plants and wanted changes made, such as eliminating arborvitae from the plan as the deer eats them. Chairman Parise stated Member DeAngelis should have made these comments months ago when landscaping was being discussed and revised. Member DeAngelis stated the board never discussed landscaping. Chairman Parise, Attorney Olson, Engineer O'Rourke and the board remembered discussing landscaping. Chairman Parise added that the first letter the county sent had many errors in it and the board agreed that a letter be sent requesting corrections in October, and a revised 239 letter was sent in November. The board has been discussing landscaping as well as the other issues since November. Attorney Olson added that the original drawing showed unspecified landscaping which was not acceptable and a complete revised landscape plan was submitted, reviewed, discussed and accepted by the board after the 239 review was written. Member DeAngelis felt that the only approval of landscaping was

by Lanc & Tully. Chairman Parise stated the revised landscaping has been on the plans for months, since the fall. If Member DeAngelis had an issue with the landscaping it should have been raised over the past several months. We are at a point now where all issues have been addressed and at no time over the past 6 months has Member DeAngelis discussed potential issues she has had with landscaping, even though it has been on the plans all this time. Member DeAngelis stated at the workshop on 4/12 Chairman Parise said we would discuss landscaping tonight. Chairman Parise corrected Member DeAngelis that it was not to first discuss landscaping, but that if she had a suggestion or comment regarding one of the plants listed in the plant listing on the site plan she could request a change. Landscaping as a whole was not going to be discussed tonight as it has already been discussed and accepted by this board. Chairman Parise stated the landscaping changes have been on the site plan for over 6 months. It's the board's responsibility to review the site plan and documents submitted for each agenda and make any comments timely. This application started before the planning board in February 2016. It went to the ZBA for variances. We've been working on a site plan for over a year and the updated landscaping has been on the plans since November. It is not fair to the applicant to wait until the very end when all issues have been satisfied to now want to discuss landscaping. Engineer O'Rourke added that the landscaping plan that was modified in November 2016 has addressed all of the comments that Orange County Planning made in their 239 review. Member DeAngelis wants to see the revised review from the County. Engineer O'Rourke reminded Member DeAngelis that the board does not resubmit to the County, but the applicant has addressed the landscaping recommendations from the County, which has been on the landscaping plan since November. Arborvitae has not been on the plan since the revisions in November. Member DeAngelis admitted to the board that she cannot read the plans on the tablets. Member Karlich asked if there was spillage of light onto 17M and Freeland Street. Engineer O'Rourke explained that there is spillage but DOT wants the spillage as well as the neighbor, the florist. Because of this the board needs to overrule the County's comments with a super majority vote. There is no light spillage onto any residential properties. Chairman Parise asked if the board had any comments, concerns or issues. The board was satisfied with the plans.

On a Motion made by Member Cocks and seconded by Member DeAngelis 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 Graziano, it was unanimously **Resolved, that the Planning Board grant approval for the site plan for Cumberland Farms last revised 4/11/2017 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 Graziano, it was unanimously **Resolved, that the Conditional Use Permit for Cumberland Farms is issued for a period of one year from the date the Certificate of Occupancy is issued at which time the applicant must appear before the Planning Board for review.**

4. **Northeast Community Bank – Site Plan – (214-1-53., 54)**

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

On a Motion made by Member DeAngelis and seconded by Member Graziano it was unanimously **Resolved that the Planning Board declare itself Lead Agency for Northeast Community Bank Site Plan.**

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that the Planning Board refer the plans to Orange County Department of Planning for 239 review.**

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that the Planning Board request the Village Board approve the use of an alternate traffic engineer, WSP Parsons Brinkerhoff, due to the applicant using the Village's traffic engineer, Creighton Manning.**

On a Motion made by Member Karlich and seconded by Member Graziano it is unanimously **Resolved that a Public Hearing be set for Northeast Community Bank Site Plan on Monday, May 15, 2017 on or about 7:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

5. **Luke & Friends Day Care – Amended Site Plan – (201-1-9.3)**

**Present:** No appearance

On a Motion made by Member Cocks and seconded by Member Graziano, it was unanimously **Resolved, that the Planning Board grant approval for the amended site plan for Luke & Friends Child Care Center last revised 3/20/2017 subject to all conditions and notes on the plan and all fees, bonding and administrative actions are paid.**

On a Motion made by Member Karlich and seconded by Member Graziano, it was unanimously **Resolved, that the Conditional Use Permit for Luke & Friends Day Care is renewed until the regular meeting during January 2018 at which time the applicant must reappear before the Planning Board for review. It is further Resolved that the terms of the Conditional Use Permit, a copy of which is attached to these minutes, take effect as of 4/17/17.**

6. **Monroe Pharmacy – Site Plan – (220-5-16.31)**

**Present:** No appearance

The board unanimously agreed that a site visit would be necessary to park and stack cars to visualize if the proposed project was feasible.

On a Motion made by Chairman Parise and seconded by Member Karlich it was unanimously **Resolved that the Planning Board conduct a site visit on Monday 4/24/17 at 7:00 pm at Monroe Pharmacy and the applicant will be notified to delineate the property lines for the site visit.**

**APPROVAL OF MINUTES**

On a motion made by Member DeAngelis and seconded by Member Graziano, it was Resolved **that the Minutes of the March 15, 2017 meeting be approved.**

On a motion made by Member Karlich and seconded by Member Cocks, it was Resolved **that the Minutes of the March 20, 2017 meeting be approved.**

**OTHER BUSINESS**

Engineer O'Rourke informed the board that DOT submitted a letter dated 4/10/17 and requested some changes on the Threetel site plan, specifically installation of a stop sign at the entrance/exit of the property as well as a stop bar and construction details for the work being done within their right of way. The changes are all within the State right of way and do not affect the internal site.

**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 7:50 p.m.