

**VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
MAY 10, 2017
MINUTES**

PRESENT: Chairman Parise, Members Cocks, Karlich, Graziano, Engineer O'Rourke, Attorney Levinson, Building Inspector Cocks

ABSENT: Member DeAngelis

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 noted due to scheduling conflicts and traffic issues the agenda items will be shuffled around.

1. Monroe Shop Rite Plaza – Conditional Use Renewal – (203-2-5)

Present: Ronald Kossar, Esq.; Peter Calabrese, Brixmor Properties

Attorney Kossar stated the applicant is seeking renewal of the conditional use permit for the Monroe Shop Rite Plaza. Chairman Parise complimented the applicant on the appearance of the site and for the good job on the snow removal this winter. Attorney Levinson advised the board he was contacted by an attorney who intended to file application to install a cell tower on one of the tenant stores at the shopping center and suggested that the board renew the conditional use for the shopping center long enough to coincide with the future conditional use renewal for the proposed cell tower. Attorney Kossar found this satisfactory as long as it did not delay the current renewal. Building Inspector Cocks stated he visited the site and found no issues other than a few potholes which needed repair, and the existence of an unregistered panel truck at the rear of the deli. Mr. Calabrese knew of the panel truck and stated the tenant would be removing the truck and replacing it with a trailer. In addition, Mr. Calabrese was aware of the potholes and they will be repaired, and stated that all trees that died have been replaced. Building Inspector Cocks noted that trailers are not permitted in the Village and suggested a shed. Mr. Calabrese was opposed to any sheds. The board did not have any additional comments.

2. 104 Elm Street – Conditional Use Renewal – (207-2-8)

Present: Michael Sandor, PE

Engineer Sandor recapped that the applicant received site plan approval in August of 2015, work has been completed and they are now operating. Engineer Sandor spoke with Building Inspector Cocks and was informed of an issue with pallets stored on the property and a few buckets left outside and the applicant has agreed to clean them up.

Chairman Parise showed a photo of the site where the dumpster was outside of the dumpster enclosure and requested the applicant be told to keep the dumpster within the enclosure. Chairman Parise noted that other than the dumpster and the pallets, the site looked good, it was clean and has been maintained. The board had no comments.

3. 577 Route 17M – Conditional Use Renewal – (220-5-16.1)

The applicant notified the board he is stuck in traffic and requested the matter be moved later in the agenda.

4. Orange Collision – Conditional Use/Site Plan – (220-5-20 & 21)

Engineer McGuire requested this matter be moved later in the agenda as the applicant was also stuck in traffic.

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

Present: Larry Torro, PE, Civil Tech Engineering

Engineer Torro stated additional details have been provided on the site plan and a landscape and lighting plan have been submitted. Engineer O'Rourke noted that a traffic study has been submitted and the Village's consultants still need to submit their review. Secretary Proulx informed the board that the Village's traffic review was received this afternoon and that all traffic consultants would be present at the Monday meeting to discuss the traffic issues. Engineer Torro confirmed receipt of the Village's traffic study review. Engineer O'Rourke noted architectural renderings were submitted. The board was very pleased with the look of the building. The Village DPW will coordinate with the applicant regarding water service connections and extensions as well as repaving of Freeland Street near the project. The site has less impervious cover than what is existing. Pipe sizing calculations have been submitted and found acceptable. Queue lengths have been provided for the drive thru and have been found acceptable. Engineer O'Rourke noted that the latest plan shows significant fill required which would necessitate approximately 45-55 trucks. Impacts of this as well as timing and traffic should be reviewed and discussed. Member Karlich asked where the fill would be going as the lot looks fairly level. Engineer O'Rourke stated the site is deceiving as it drops off from the road, then levels out and then drops off again at the rear. Engineer Torro added that the building is going to be leveled up a bit as right now the existing buildings are dropped down and the bank does not want to have water issues. Some areas show grading in excess of 10% and 20% and need to be reviewed. Easements noted on the plan need to be coordinated with the State and the Village for the drainage system and metes and bounds provided for filing. Lanc & Tully is in the process of reviewing the lighting and landscape plans and have provided images of proposed plantings for the board's review, as requested by Member DeAngelis. Engineer Torro indicated that the existing bushes which were requested to be kept, have been relocated around the site, as the sidewalk will be going where those bushes are today. Engineer O'Rourke noted that lighting in the ATM area should be reviewed. Attorney Levinson added that it was his opinion that a maintenance schedule for the

parking areas should be included on the site plans. Engineer O'Rourke suggested that Attorney Levinson provide a standard note for a maintenance schedule that can be distributed to the applicants. Chairman Parise noted he did not see hours of operation on the plans. Member Graziano stated he appreciated the architectural design of the building.

6. Lenza – Amended Site Plan (Granite Store) – (223-1-4)

Present: Steve Brown, Hudson Valley Realty; Brian Crock, House of Stone Owner

Mr. Brown informed the board that Monroe Rentals would be closing due to retirement and the new prospective tenant is a Granite showroom and fabrication business. The site works very well for the tenant as there is already a fenced in area for storage of the granite. The front of the existing building will be used for a showroom and the rear building for fabrication. All fabrication will be within the building. No fabrication will be done outside which will help keep the noise down. The noise of the equipment is about the equivalent of a lawn mower. In addition, the business utilizes a dust collection system with a recycling water pump for cutting. There is no sediment discharged. Mr. Brown addressed the parking comment from Engineer O'Rourke. When the shopping center was approved the parking calculations were based on two restaurants which totaled 57 spaces. Since the approval, the second restaurant did not lease the space and now it is a medical office. In addition, with the new use of granite showroom, less parking will be necessary. There is not a lot of traffic for this use. There are 4-5 employees and no storage of vehicles. Hours of operation are 8am – 5pm Monday through Friday, Saturday 9am – 1pm showroom only. There will be no fabrication on weekends. Sundays are closed. The applicant is looking to keep the existing parking and existing fences. Engineer O'Rourke understood Mr. Brown's description of the use, however everything needs to be shown on the plan. The plan submitted does not show any parking spaces for this part of the parcel. Chairman Parise asked how the granite slabs get off the truck and into the building. Mr. Crock stated he owns a propane powered forklift which would be used on average 5 times per day, and would be stored in the building. Chairman Parise asked how the slabs are delivered and how many times per week. Mr. Crock stated 2-4 times per week deliveries are made on a flatbed truck and the slabs are lifted off by a boom on the truck. Engineer O'Rourke added that delivery and truck access needs to be shown on the plan to ensure trucks can get in and out of the site without issues. Engineer O'Rourke added that the EAF submitted had several incorrect answers and should be redone by the engineer. The use falls under non nuisance industry therefore is a conditional use and a public hearing will be required as well as an amended site plan. Landscaping and lighting need to be shown on the plan as well as hours of operation. Once a more detailed site plan is submitted, a 239 review will be required, NYS DOT will need to be noticed and a public hearing scheduled. The board commented that the use seems to fit well but updated plans need to be submitted in order to move forward. Building Inspector Cocks added that the use includes a showroom so could be classified as retail with an accessory use of non-nuisance industry.

3. **577 Route 17M – Conditional Use Renewal – (220-5-16.1)**

Present: Shulem Brach, RINGO

Chairman Parise stated he visited the site over the weekend and the dumpsters were outside of the enclosure. Chairman Parise noted a door on the main building was hanging off its hinge. Mr. Brach stated he would look into that. Building Inspector Cocks stated he visited the site today and the manhole which Member DeAngelis discussed has been repaired, garbage was cleaned up and there were no cars parked.

4. **Orange Collision – Conditional Use/Site Plan – (220-5-20 & 21)**

Present: Ryan McGuire, PE, KC Engineering; Joel Jacobowitz, Owner

Engineer McGuire stated the plans were updated to reflect Engineer O'Rourke's comments. The cross easements have been completed and reviewed by the Village Attorney. The cross easements need to be filed with the County Clerk and a certified copy supplied to the planning board. A parking waiver has been requested. Engineer O'Rourke noted that a 239 review would be required, Lead Agency can be declared, and a public hearing scheduled. Engineer O'Rourke attempted to look at the lighting at night as they are not proposing any changes, but the lights are not on, and suggested as part of the conditional use permit the building inspector can review the lighting for adequacy as opposed to providing a lighting plan. A few street trees have been proposed therefore the Village's in perpetuity note should be added. The board had no additional comments.

ADJOURNMENT

On a motion made by Member Cocks and seconded by Member Graziano it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 8:00 p.m.