

**VILLAGE OF MONROE PLANNING BOARD  
WORKSHOP MEETING  
JULY 12, 2017  
MINUTES**

**PRESENT:** Chairman Parise, Members Cocks, DeAngelis, 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.

**1. Monroe Shop Rite Plaza –Verizon Micro Cell – (203-2-5)**

**Present:** Hyde Clark, Esq.

Attorney Clark described the project as the installation of a small cell antenna on the roof of the building at Monroe Shop Rite Plaza for hot spot coverage in the area. Small cells differ from larger 12 antenna monopole towers as they provide localized coverage where there are capacity issues. The small cell reaches a radius of 500-1000 feet and supplements the larger monopole towers in the area. Chairman Parise asked where exactly on the building would the antenna be mounted. Attorney Clark would provide the specific location. Member Cocks commented that the plans show the antenna to be 32.5 feet high and asked how this would be screened. Something with this height would be visible from the parking area therefore screening would be important, and questioned why it couldn't be placed farther back on the roof line so as not to be seen. Attorney Clark responded that the location is for coverage and the farther back on the roof it is the less the spread of the coverage. The electrical equipment will be on the ground in the back of the building. The board requested that Verizon look into placing the unit farther back on the roof so as not to be seen from the parking lot. Engineer O'Rourke deferred to Attorney Levinson to confirm that this use would be a public utility. Attorney Levinson agreed. The EAF needs to be consistent with the information on the plans. A report documenting the need for the structure needs to be submitted, per Village Code, and confirmation that no colocation on other facilities can accommodate the use. Screening and renderings of the screening should be provided. Documentation should be provided indicating that the roof can handle the additional load. Detail as to fencing, equipment area and access to building roof need to be provided. Certification as to wind loads for the structure as well as the fall zone should be provided. Plans should be submitted to emergency services for review, as well as Orange County Department of Planning for 239 review. In addition, the use requires a special use permit and a public hearing will be required. Attorney Levinson added that the current site plan should be updated to reflect all of the recent field changes on the site. Attorney Levinson suggested that the following note should be added to the plan:

This amended site plan submitted on behalf of Verizon with the consent of the owner seeks to amend the site plan last revised August 5, 1993. Although subsequent amendments to the site were made for the United States Post Office, a free standing entrance sign, a free standing outdoor freezer and a landscaping plan, no additional amended site plan for the full site was ever acted upon by the Planning Board. This amended site plan by reference shall incorporate the modifications to the site approved by the planning board as mentioned. In addition, Attorney Levinson recommended that all current tenants be noted on the plans. Attorney Levinson added that a few of the new notes on the site plan require corrections. Note #3 needs a comma after "2009", not a period. Notes #1 and #5 conflict as one states the plans are "not the result of a survey" and the other states "at time of survey". This needs to be corrected. Chairman Parise asked which specific store this antenna would be over. Attorney Clark will get that information. Member Cocks commented that other cell companies could want to place antennas at this location and if the antennas are all visible from the parking lot this could be an issue.

**2. Chabad of Orange County – Site Plan – (206-6-1.2)**

**Present:** John Petroccione, P.E.

Engineer Petroccione stated the stormwater management agreement has been reviewed by Attorney Levinson, and his revisions will be made and the agreement filed with the Orange County Clerk. Attorney Levinson added that the agreement requires a filing with the Orange County Clerk as well as the Village Clerk, with copies to be sent to the secretary of the Planning Board. Attorney Levinson acknowledges that the agreement cannot be filed until the final map is approved therefore suggests that the filing be completed prior to the issuance of any building permits. Engineer O'Rourke had a comment that rip rap will need to be added and a bollard needs to be moved. Minor technical issues are remaining and a construction cost estimate needs to be finalized, but otherwise there are no outstanding engineering issues. Chairman Parise requested a checklist of outstanding issues.

**3. Bridges at Lake Parc – Site Plan – (211-1-1)**

**Present:** Alan Lipman, Esq.; Liz Mello, Brooker Engineering; Phil Greeley, Maser Consulting

Engineer Greeley discussed the updated traffic study. Actual counts and video counts were conducted in March at the intersections of Lakes Road, High Street and Route 17M and the volumes do not meet signal warrants. The Lakes Road segment of the project has had a decrease in traffic volumes of 0.4% per year between 2012 and 2015. Sight distance improvements are recommended at the Lakes Road/Hill Street intersection. Ami Parikh from Creighton Manning reviewed the traffic study on behalf of the Village and found that the study was conducted in accordance with industry acceptable practices. Engineer Parikh added that sight distances are limited at the proposed Hill Street/Lakes Road intersection and at the High Street/Lakes Road intersection and improvements should be considered to improve this. Engineer Greeley noted that additional signage could be added as well as clearing of some of the vegetation. Signal timing at 17M and Lakes Road could also be adjusted to aid in traffic

flow. The northbound approach from High Street to Lakes Road is problematic due to the stone wall, which cannot be moved. A suggestion had been made several years ago to make that portion of High Street one way, but the Village Board did not approve that idea. Engineer Parikh added that although there is a circle with a gate on Sunset Avenue, bicycle and pedestrian connectivity should be considered to circulate between the neighborhoods. Member Cocks commented that the discussion with this traffic study has focused around a light at High Street and Lakes Road, but when the first traffic study was done the light was proposed at Center Hill Road and Lakes Road. Member Cocks added that Lakes Road is a high speed road which makes it difficult to turn onto from any side road. It is also a high volume road and it can take many cycles of the light at 17M/Lakes Road before you can get through. Member Cocks understood how the counts are evaluated but it's very hard to believe that in that area of Lakes Road would not warrant a light or any other type of remedy, and adding 46 homes to that area will certainly add to the traffic problems. Engineer Greeley commented that is not an abnormal amount of time to wait at a light, and the counts do not warrant a traffic light. Chairman Parise asked about having a light at Hill Street and Lakes Road. Engineer Greeley felt the studies do not warrant a light. Engineer O'Rourke stated that engineering comments have been sent to Brooker Engineering, and recommended that while engineering comments are being addressed, the applicant should appear at a Village Board meeting and work out the issue with the dam, fees and structures prior to approval.

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

**Present:** Dr. Mohammed Iqbal, Applicant

Engineer O'Rourke summarized that the board made a site visit along with consultants and the applicant and it was agreed that the vehicles fit in the proposed drive thru lane. It was found that the existing catch basin on the property line would require protection around it, either with curbing or a fence. In addition a survey needs to be conducted to reflect the exact location of the catch basin and whose property it is located on. Dr. Iqbal provided a survey of the property done several years ago showing the catch basin on the neighboring property. Engineer O'Rourke stated that the survey information needs to be reflected on the site plan. Engineer O'Rourke added the existing fence needs to be replaced or removed and details noted on the plan. Additional landscaping along the front of the property should be discussed by the board. The existing parking lot is in disrepair and should be updated and restriped. ADA parking requirements need to be updated to current NYS standards for access, curb ramps and correct symbols. The dumpster enclosure needs to meet Village specs. The plans are showing a proposed new catch basin. This should be explained. Dr. Iqbal felt this was a mistake and would have it removed from the plan. Engineer O'Rourke added that the EAF indicates that there are endangered species and archaeological sensitive areas and this needs to be addressed. Pavement detail was previously provided and has now been removed and needs to be placed back on the plans. Clarification as to the status of the cross easements or elimination of the lot line still needs to be addressed. Miscellaneous typographical errors need to be corrected on the plan. Mr. Iqbal requested the board waive the dumpster requirement of block and allow chain link

fencing. The board stated they cannot waiver from Village code. Mr. Iqbal understood the issues which need to be addressed and would convey the information to his engineer.

### **ADJOURNMENT**

On a motion made by Member DeAngelis and seconded by Member Graziano it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 8:15 p.m.