

**VILLAGE OF MONROE PLANNING BOARD
REGULAR MEETING
JULY 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.

PUBLIC HEARING:

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

Present: Larry Torro, PE, Civil Tech Engineering; Jose Collazo, President, Northeast Community Bank

Chairman Parise noted there was no one present from the public. Chairman Parise stated if the public hearing was to be closed the applicant would need to consent to waiving the 62 day requirement to act to allow for DOT and traffic issues to be resolved.

On a motion made by Member Cocks and seconded by Member Graziano, it was unanimously **Resolved, that the Public Hearing for Northeast Community Bank Site Plan be closed.**

REGULAR MEETING:

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

Present: Larry Torro, PE, Civil Tech Engineering; Jose Collazo, President, Northeast Community Bank

Chairman Parise stated the major issue left for this project is traffic. The site plan is satisfactory to the board but the traffic issue, specifically ingress and egress still needs to be addressed, as well as pedestrian safety. Documents were received from the applicant's traffic consultant late this afternoon. These documents still need to be reviewed. DOT has not responded with their review yet. The board has agreed that a site visit would be beneficial, which should include the board, all consultants, the applicant and DOT, if possible. Engineer O'Rourke added that if DOT were to be included the meeting would have to be held during the day. If a daytime meeting would not work for the board, two site visits could be held, one in the evening and another which would include DOT, Engineer O'Rourke, Building Inspector Cocks, and any other consultants and board members who would be available to attend. DPW

Superintendent Linderman should be in attendance as well. The board scheduled a site visit for Wednesday, July 26, 2017 at 6pm. Engineer Torro consented to a waiver of the mandatory 62 day time period required to act following the close of the public hearing, understanding that time would be needed to settle the outstanding traffic issues.

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

Present: Hyde Clark, Esq.

Attorney Clark had some answers to some of the questions raised at the last meeting. The micro cell would be placed on top of Patriot Liquors. Roof access would be through a roof hatch located in the Rite Aid store. Building Inspector Cocks added that there is a common hallway between the stores and there is roof access from that hallway. Attorney Clark continued that fence detail would be added to the plans but it would be a 6 foot chain link fence. The applicant's engineer is in the process of putting together a comprehensive analysis for height and location of the unit. Engineering is making all corrections to the site plan as well as adding a note regarding the prior amendments to the plan. Screening options are also being looked at and will be presented at the next meeting. The landscaping plan will be reflected through a note on the plan. Member Cocks commented the plans will still need to be reviewed, since this board doesn't want to set a standard to permit these units to be placed on roofs all over the village and be visible.

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that the Planning Board declare itself Lead Agency for Monroe Shop Rite Plaza – Verizon Micro Cell Site Plan.**

On a Motion made by Member Cocks and seconded by Member Graziano 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 is unanimously **Resolved that a Public Hearing be set for Monroe Shop Rite Plaza – Verizon Micro Cell Site Plan on Monday, August 14, 2017 on or about 7:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

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

Present: John Petroccione, P.E.

Engineer O'Rourke reviewed and modified the construction cost estimate of \$786,967.00 and has found same acceptable. The traffic study has been concluded and all other engineering issues have been resolved with the exception of moving bollards at the front of the loading zones to allow pedestrian access to the sidewalk; and moving the bollards in front of the handicap parking spaces to between the sidewalk and the parking spaces to protect pedestrians from vehicles; and rip rap should be added in the area of the 30" HDPE pipe crossing Gilbert Street.

On a Motion made by Member Cocks and seconded by Member Graziano 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 Karlich and seconded by Member DeAngelis, it was unanimously **Resolved that the Planning Board make a recommendation to the Village Board to accept the construction cost estimate in the amount of \$786,967.00 which estimate has been reviewed and approved by John O'Rourke, P.E.**

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 Chabad of Orange County last revised 6/26/2017 subject to final review by Engineer O'Rourke of modifications including moving bollards at the front of the loading zones to allow pedestrian access to the sidewalk; and moving the bollards in front of the handicap parking spaces to between the sidewalk and the parking spaces to protect pedestrians from vehicles; and rip rap should be added in the area of the 30" HDPE pipe crossing Gilbert Street; and a final revision date of the site plan to be made a part of the final review letter; and subject to all conditions and notes on the plans; and all fees, bonding and administrative actions are paid.**

APPROVAL OF MINUTES

On a motion made by Member DeAngelis and seconded by Member Graziano, it was Resolved **that the Minutes of the June 14, 2017 meeting be approved.**

On a motion made by Member DeAngelis and seconded by Member Karlich, it was Resolved **that the Minutes of the June 19, 2017 meeting be approved.**

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 7:40 p.m.