

**VILLAGE OF MONROE PLANNING BOARD  
WORKSHOP MEETING  
OCTOBER 11, 2017  
MINUTES**

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

**ABSENT:** Member Graziano

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. Roseland Auto Group – Conditional Use Renewal - (217-2-5.2)**

**Present:** Michael Hagopian, Owner

Chairman Parise noted receipt of a memo from the Building Department indicating there are no issues, no complaints and no violations on the property. Chairman Parise commented that this renewal was for a period of two years. The board had no concerns. Discussion was held on making the renewal longer.

**2. Bracesetters – Free Standing Sign – (212-2-6)**

**Present:** Robert Sebeth, Gleode Signs

Chairman Parise stated the 239 review was received from Orange County Planning. OC Planning discussed two issues, one was endangered species, which this is an existing site therefore is not an issue; and the other concerned the lighting of the sign, which was already addressed. Mr. Sebeth stated the lights would be on a timer. Member DeAngelis suggested adding perennials to the landscaping around the sign.

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

**Present:** Hari Godhwani, property owner

Mr. Godhwani stated the applicant was out of the country, and the engineer was not present. Engineer O'Rourke commented that the EAF submitted was on the wrong parcel so he ran a correct EAF. There were still some issues with ADA requirements that needed to be addressed. Building Inspector Cocks noted that there was an issue with LED lights that the pharmacy lined their storefront window with. There have been complaints, and the owner of the pharmacy indicated two weeks ago he would put the lights on a timer to be shut off overnight, but the lights are still on. A new complaint was received today. Mr. Godhwani was informed that the applicant can come to the November workshop to discuss what was submitted for this meeting, since nobody appeared tonight.

4. **Copy Center – Amended Site Plan – (202-1-3)**

**Present:** David Niemotko, Architect

Architect Niemotko stated that the sign base will be surrounded with the same stone that is on the building. A sample photo was provided. Engineer O'Rourke stated there were no engineering comments, the applicant provided the planters as requested showing annuals. Architect Niemotko stated he would change that to perennials if the board requested. Engineer O'Rourke added that for final submission a full plan set with all sheets included should be submitted.

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

**Present:** David Niemotko, Architect

Engineer O'Rourke noted the applicant revised the access road to the rear parking area to 16' wide; added additional evergreen plantings; the parking calculation does not match the actual number of spaces and needs to be adjusted; the space by the side of the building was supposed to be eliminated, and once it is, provisions should be made in order to prevent anyone from parking there. Engineer O'Rourke suggested striping and a sign. Architect Niemotko will discuss with the applicant. Engineer O'Rourke added that the village requires pavement on all parking areas, but the applicant is proposing item 4 gravel. In addition curbing is also required. Architect Niemotko stated that item 4 which would eliminate storm water drain off, allow water to perk through, and is able to be striped. The applicant is looking to not pave to help with costs. The access lane would be paved. There was discussion amongst the board regarding pavement. Chairman Parise felt that altering the requirement now would set a precedent that the Village was not prepared to do. Engineer O'Rourke noted that item 4 does not last a long time. Member DeAngelis added that weeds will grow through and will require more maintenance. Attorney Levinson suggested giving the applicant a time limit in which to complete the paving, to alleviate all of the costs being required up front. The board will consider the option of grace period, but did not want to waive the paving requirement. Attorney Levinson added that due to proximity of a state road and municipal boundary, a 239 referral would be required. Member Cocks suggested possibly moving the location of the pole light to give more light for the whole parking lot. Engineer O'Rourke stated that it would be better to add another light which was deflected away from the house. Architect Niemotko stated there was plenty of lighting along the rear of the building which lit up the parking area sufficiently.

**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 7:40 p.m.