

**VILLAGE OF MONROE PLANNING BOARD  
WORKSHOP MEETING  
DECEMBER 13, 2017  
MINUTES**

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

Member Karlich arrived at 7:20 p.m.

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. 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 receipt of a letter from NYS DOT issuing conceptual approval with conditions. Engineer O'Rourke stated the landscaping and lighting plan has been revised and meets Village Code with the exception of the lighting to the rear of the building. This lighting exceeds the Village Code but was previously discussed with the applicant and is in place due to security requirements for the ATM. Hours of operation are on the plan and will be primarily during the banks operating hours with the exception of the ATM lighting. Landscaping notes meet Village standards. A construction cost estimate has been reviewed and found satisfactory and recommends the Planning Board refer same to the Village Board for their acceptance. Chairman Parise discussed the DOT letter, specifically the conditions outlined and some ambiguity in the wording. Building Inspector Cocks stated he received a phone call from DOT and they explained the situation to him as making Cumberland Farms move the crosswalk farther up Freeland and in turn want to make the Bank move their crosswalk farther up to meet Cumberland Farms, and in addition they will be making the Bank dig across Freeland to provide a signalized pedestrian crossing phase to the Freeland Street crosswalk. The Board asked the applicant if they were willing to accept these conditions, as technically this work would be the responsibility of the DOT, not the applicant. Mr. Collazo stated they were willing to comply with the requirements.

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

**Present:** Michael Merchant, P.E.; Dr. Mohammed Iqbal

Engineer O'Rourke discussed the engineering review and suggested the board review the plans with regard to landscaping and the proposed 1.5 ft. diameter Spirea proposed along the site frontage. Member DeAngelis commented that Spirea is fine depending on which species, variety and size they would use and requested specifics. Member DeAngelis stated that the plants should be of a decent size to start otherwise they are just tiny shrubs. In addition, these types of plants need to be maintained and typically require replacement every 3-5 years. Dr. Iqbal submitted photos of the specific species

he is proposing. Engineer O'Rourke provided the Village in perpetuity clause for the landscaping and informed the applicant this note needed to be added to the plan. Building Inspector Cocks commented that the ADA parking spaces at the corner of the building do not meet code. There cannot be an overlap in the loading areas. Building Inspector Cocks stated this could be adjusted on site during the striping phase of the site work, but wanted to bring it to the applicant's attention. Member Cocks questioned the legality of the two signs on the light poles near 17M and how many signs the one store could have. Building Inspector Cocks stated the signs on the light poles need to be removed. The board discussed the directional sign on the southwest corner of the site along Route 17M and agreed that the sign would not be seen by drivers and requested it be removed. The board agreed that there were too many signs already for this store. The applicant agreed to remove the sign. Member Cocks asked about the grease box near the existing dumpster and if that was going to be included in the dumpster enclosure when it is built. The applicant was not aware of a grease box but would discuss this with the property owner. Building Inspector Cocks added that a grease box was never there before. Chairman Parise stated that the applicant should inform the building department the details of the grease box once obtained. If the grease box was going to be an ongoing thing then it needs to be included in the dumpster enclosure. Otherwise the grease box should be removed.

#### **ADJOURNMENT**

On a motion made by Member DeAngelis and seconded by Member Karlich it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 7:35 p.m.