

**VILLAGE OF MONROE PLANNING BOARD  
WORKSHOP MEETING  
JANUARY 20, 2016  
MINUTES**

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

**ABSENT:** Member Wright

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. 603 Stage Road – 4 Lot Subdivision – Informal Presentation - (219-3-7)  
**Present:** Ross Winglovitz, P.E.; Phil Evans, Lanwin-Olympia**

Engineer Winglovitz described the project as a four lot subdivision on 2.8 acres located at the corner of Stage and Rye Hill Roads. One lot would be for the existing house, one lot would front on Stage Road, and the other two lots would front on Rye Hill Road with one of the lots as a flag lot. All lots would be for single family homes. Chairman Parise commented that this was a very early, preliminary stage and voiced a view comments that would need to be addressed. Engineer O'Rourke's review noted the proximity to a NYSDEC Wetland area which would require delineation on this subdivision map. In addition possible endangered species could impact the proposal and would need to be addressed. A survey and complete engineering plans would need to be submitted but noted concerns to address in these plans would include site distance/driveway locations, environmental impacts, conformance to Village Zoning and Bulk requirements, water and sewer service and input from emergency services. Engineer Winglovitz presented an alternative option for the driveways on Rye Hill Road which would relocate them farther away from the intersection. Attorney Levinson confirmed with Engineer Winglovitz that these driveways would not be shared. The Board preferred the new driveway location. Engineer Winglovitz indicated a complete set of drawings would be submitted for Planning Board review.

**2. Shop Rite Plaza – Conditional Use Renewal – (203-2-5)  
**Present:** No One Present**

Chairman Parise noted that nobody appeared on behalf of Brixmor/Shop Rite Plaza. Chairman Parise informed the Board that he made a few phone calls to Brixmor to try to open communication with the property management group. He spoke with a property management assistant and explained the ongoing issues with the site and Mr. Fogarty over the years. With no appearance at this workshop the Board discussed options on how to proceed with this Management Company and it was agreed that a letter would

be sent to Brixmor for an appearance at the Monday meeting on 1/25/16 or risk losing their conditional use permit.

### **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 7:30 p.m.