

**VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
APRIL 13, 2016
MINUTES**

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

ABSENT: Member 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. Chabad of Orange County – Site Plan – (206-6-1.2)
Present: John Petroccione, P.E.; Rabbi Burston**

Chairman Parise requested that Engineer O'Rourke begin with his comments. Engineer O'Rourke noted that this project is a permitted use in the zone, and much of the information previously requested has been provided, however it is important that one coherent set of site plans be provided. The plans submitted now conflict with each other. Additional comments from Engineer O'Rourke include that the driveway is in the flood zone and would require a flood permit from the building department; the dumpster detail provided is not up to Village standards; details on the proposed sign needs to be provided and whether or not the sign will be illuminated; walls and fencing details also need to be shown. The landscaping plan submitted meets Village code, however the standard note for maintenance in perpetuity should be added to the plan. The Landscaping plan should be signed and sealed. The Lighting plan should provide a legend depicting the types of fixtures, height and wattage and a photometric plan should also be provided. With regard to parking and vehicular circulation, although the calculation table says 3 ADA spaces are required only 2 are shown on the plan; details for ADA signage are appropriate but the locations on the plan are not shown; the Planning Board should discuss if the 73 proposed spaces are adequate for the proposed use; the Planning Board should also discuss whether a full traffic study should be prepared; emergency access and circulation needs to be reviewed and an auto-turn analysis be provided; the gate at the main entrance will require a knock box; dimensions of parking stalls and drive aisles should be labeled; the curbing does not appear to extend along the entire parking area; pedestrian access and ADA access to the main building and pool area should be reviewed to ensure compliance with State regulations; the proposed sidewalk stops at the entrance to the site, it is recommended the sidewalk be extended along Gilbert Street the full length of the site frontage. Areas of drainage and stormwater management are indicated and a full SWPP and notice of intent to DEC will be required with a full drainage analysis to be conducted. Building Inspector Cocks mirrored much of Engineer O'Rourke's comments with regard to the dumpster enclosure, playground area and ADA requirements and added that there needs to be an

accessible route from the ADA parking spaces to the building and pool. In addition Building Inspector Cocks noted that Village Code only allows a pool in the rear yard of a residence. As these buildings are all askew on the lot it is difficult to determine which is the rear yard of the residence. The front and rear of the residence should be depicted in order to determine if the pool is actually located in the rear yard, and also, note if the pool is for private or public use. Engineer Petroccione commented that the pool would be considered public to be used as part of a future day camp operation on the site. Chairman Parise asked which phase the pool would be a part of. Engineer Petroccione stated the parsonage and the pool would be part of phase 2. Member DeAngelis questioned if a public pool had different guidelines than a private pool. Engineer O'Rourke stated a public pool would have to obtain Department of Health approval where a private pool would not. Building Inspector Cocks stated as far as zoning and setbacks the regulations are the same. Chairman Parise noted a few concerns. One is where snow would be placed when removed from the site. Another is whether or not 73 parking spaces are enough and what happens if the congregation grows. Also, are the light fixtures going to be lowered in height as was discussed with the first site plan approval, so as not to shine in nearby residences? Chairman Parise also asked if material will need to be moved from the site due to building and excavating. Engineer Petroccione stated it is not expected to have to remove much material from the site with the current layout. Chairman Parise stated the requirement of parkland fees would need to be looked into; questioned if only one entrance/exit was satisfactory for emergency vehicles and if the road width was adequate for emergency vehicles. Chairman Parise polled the board for their comments on the site. Member Graziano questioned the size of the pool. Engineer Petroccione stated the pool is conceptual at this point as it requires Health Department approval, however the largest the pool can be under NYS Law is 1600 square feet. Member DeAngelis commented that if people would be walking to the site then it was important to have sidewalks, as Gilbert Street is not a safe road for people to be walking on. Member DeAngelis commented the landscaping plan is good, but in the plant list the key for plantings shows a list of 150 different perennials and requested a more specific list of which perennials would actually be planted. Member DeAngelis noted the plan shows hours of operation on Sundays from 10-12 noon, and asked would that be for both school and services, and if so adequate parking would need to be addressed. Rabbi Burston stated they would have one at a time, not both school and services at the same time. Member DeAngelis added that fencing along neighboring properties is important and should be included. Member Karlich had no comments. Engineer O'Rourke added that if a day camp is intended in the future, the applicant should ensure that the traffic counts and any proposed bussing is included in the traffic study. Chairman Parise asked the Board how they felt about declaring Lead Agency at this time or waiting for more progress to be made before that happens. The Board agreed to wait for more progress.

2. Crystal Run Healthcare – Field Change (238-1-1)

Present: Richard Rosen, Columbia Development Companies

Chairman Parise noted that due to a conflict Engineer O'Rourke recused himself, and Engineer DePuy would be taking his place for this project.

Mr. Rosen explained that the primary reason Crystal Run was before the Board is due to an addition of a trash compactor to the dumpster area, which would enlarge the dumpster area and adjust the enclosure area. At the same time, since there were field modifications during construction, the maps submitted reflect all of those changes as well. Mr. Rosen complimented the Village and thanked the Village for a smooth and professional approval process as well as construction and inspection process. The facility is on target to be completed in the early fall to open in October. Mr. Rosen explained that due to the size and scope of the project it is common to run into situations in the field which would require certain adjustments and modifications from the originally approved plan. All modifications were approved along the way by the Village Engineer and/or Building Inspector. Attached is the itemized list of the field modifications:

CRHC Monroe – Site Plan Modifications

1. Grading, Retaining Wall and Stormwater Design:
 - a) Revised retaining wall grading. (Reference Bohler Plans – Sheet 6)
 - b) Final retaining wall design by Titan Engineering. (Reference Bohler Plans – Sheet 5)
 - c) Updated drainage behind the curb line for the retaining walls. Any tie-ins to the storm sewer system are now shown per the village engineer's request. (Reference Bohler Plans – Sheet 7)
 - d) Stormwater exit points from the building were revised to reflect the final design. (Reference Bohler Plans – Sheet 8)
 - e) Updated Smith Farm drainage is shown. (Reference Bohler Plans – Sheet 7)
2. Site Sanitary:
 - a) The pump station was shifted to the opposite end of the curb island to avoid flood plain. (Reference Bohler Plans – Sheet 8 and Detail 2 on Sheet 16)
 - b) The sanitary sewer exit point from the building was updated to reflect the final design. (Reference Bohler Plans – Sheet 8)
3. Building Storm Change:
 - A 4x4 bottomless catch basin will be installed to address ground water issues. (Reference Bohler Plans – Sheet 8)
4. Site Pavement:
 - A new heavy duty (increased subbase and stabilization fabric) pavement specification will be used in shaded heavy duty pavement areas and general parking areas. Also note, subbase in the standard duty pavement specification increased from 9" to 12". (Reference Bohler Plans – Sheet 5 and Detail 2 & 3 on Sheet 13)
5. Building Footprint:
 - The final building footprint has been incorporated into the plans. This footprint reflects the current locations for the generator, transformer, patio, dumpster, doors, etc. (Reference Bohler Plans – Sheet 5)

6. Water Line/Service to the Building:
 - Revised domestic/fire separation and water service entrance location. (Reference Bohler Plans – Sheet 8 and Detail 9 on Sheet 16)
7. Site Electric:
 - Revised primary electric location and secondary entrance location. (Reference Bohler Plans – Sheet 8)
8. Site Gas:
 - Revised gas line location, tie-in location and meter location per Orange and Rockland direction. (Reference Bohler Plans – Sheet 8)
9. Retaining Wall Fence:
 - Split post and rail fence with wire mesh instead of chain link fence. 4' tall fence opposed to 6'. (Reference Bohler Plans – Detail 13 on Sheet 13)
10. ADA Symbols:
 - a) Updated ADA symbols and eliminated all detectable warning surfaces at all onsite ramps. (Reference Bohler Plans – Details 6 and 7 on Sheet 13)
11. Dumpster Enclosure Design:
 - a) Dumpster enclosure with tan vinyl fencing and gate has been revised to accommodate a trash compactor. (Reference HCP Compactor Enclosure Specification)
12. Monument Sign:
 - a) A variance (Front Yard Setback) was obtained for the monument sign. The monument sign will be located 36 ft back from the street edge. This is further back than originally proposed.
13. Site Pole Bases:
 - a) Site lighting layout remains the same. Concrete site pole bases are now 36" vs the 6" originally planned. The mounting height for the lights remains at 25 feet as shown on the lighting plan. (Bohler Plans – Sheet 11)
14. Lighting Fixture Schedule and Photometric Plan:
 - a) The original drawing was generated several years ago and with LED technology quickly advancing, the lumen output of the originally specified fixtures was much greater than required to adequately light the site. Due to this, we generated a new photometric plan based on the current LED fixtures. The site lighting quantities and locations remain unchanged. This was reviewed by Tom DePuy and we have received a verbal approval. (Reference Lighting Calculation Map)

Mr. Rosen explained that they are adding a trash compactor along with the dumpsters

which will create a larger pad. Colored vinyl fencing between concrete blocks are proposed for the enclosure. The vinyl fencing is proposed as it is easier to keep clean. The location is at the rear of the building and cannot be seen from the road. Mr. Rosen added that they have coordinated with NYS DOT so that all road work will be/has been done at the same time as the work for all of the other projects on 17M to avoid constant disruption to the road. Mr. Rosen added that the area around the building is irrigated to be able to water any greenery. Chairman Parise polled the Board for their comments. Members Graziano, DeAngelis and Karlich did not have any comments. Attorney Levinson would like to see a periodic maintenance schedule on the plan.

3. Shop Rite Plaza – Conditional Use Renewal (203-2-5)

Present: Ronald Kossar, Esq.; Pete Calabrese, Brixmor Property Group

Mr. Kossar stated he reviewed the conditional use permit items with Mr. Calabrese, who recently took over managing the property. Mr. Calabrese has no objection to discuss alternatives to the planting and landscaping on the property. Mr. Calabrese stated he recently walked the site and met with the landscaping company and has already begun clearing out the hillside between the entrance and the plaza to the west. Chairman Parise commented that this is a very busy plaza and the islands in the parking area are trampled and walked over, and the small plants that are planted there never survive. The Board has suggested in the past to potentially put pavers in the islands, or river rocks like the Stop and Shop plaza has. A more hard alternative should be considered as opposed to the plants dying and the islands being left with dirt. Member DeAngelis added that a new landscaping plan was done a few years ago but never complied with and feels another review should be made. Attorney Kossar proposed a walk through with the Board members and Mr. Calabrese. Chairman Parise added that post office employees park in the front spots. Mr. Calabrese will speak to the postmaster.

4. The Pets I Love – Amended Site Plan – (213-1-6)

Present: Anthony and Debra Smatt

Chairman Parise asked the applicants where this project was going. Since this Board approved their site plan in February 2014 they received a permit for site work in February 2014 but it's been over two years and very little has been done. Chairman Parise noted that the curbed islands have not been built according to plan, but a curb that does not match the site plan was put in and no landscaping has been done at all. In addition vehicles are still parking in the rear of the property, even when the facility is closed, despite the fact that the applicants stated during the original approvals that once they were in and operating that they would stop other cars from parking on the site. Two years later none of these things have been addressed. This Board has been very cooperative giving field changes as opposed to an amended site plan every time the applicant changed their mind on design. Even since those field changes were approved over a year ago nothing on the site has been done, and now you are back again proposing to change the same things again. Ms. Smatt explained that they wanted to change the material in the islands from brick pavers to river stone. The Board

commented that they recommended river stone originally but she was the one who wanted pavers. Ms. Smatt said the pavers were too costly and she was concerned that ice and snow would be caught in the pavers and cause a dangerous condition, so now they want to go back to river stone. Chairman Parise asked why no landscaping has been done in over two years. The plan called for four planter boxes in the front of the building but they have yet to be produced. Mr. Smatt claimed the boxes have been purchased but Ms. Smatt was hesitant to put them out because people throw cigarette butts outside and she felt they would use them as an ashtray. Member DeAngelis stated the plan was approved with planters and they need to be there. Chairman Parise stated if there is an issue with smokers having no place to put their butts then purchase a smoking receptacle, but that was no excuse not to install the planters. The Board agreed that the landscaping needs to be addressed. Although the building itself looks great the site is lacking and there is a requirement for landscaping in the Village. There was simple landscaping approved on the original site plan yet two years later nothing has been done. In addition, the concrete islands are necessary for safety of cars entering and exiting the site. Engineer O'Rourke commented that he did not visit the site in order to keep costs down, however recommended landscape fabric in the concrete islands to prevent weed growth. Engineer O'Rourke also recommends a line of trees be planted along the rear lot line along the heritage trail, to block headlights from shining on the trail. Engineer O'Rourke added that lighting has been changed from the original plan, but no new lighting plan has been provided. Ms. Smatt stated she didn't put the plantings in around the parking area because she was afraid they would be damaged from the snow. Mr. Smatt added that finances were an issue as well. Chairman Parise stated its fine to see the revisions on the site plan, however it has been two years and absolutely nothing has been done. Member DeAngelis was also concerned that it has been two years but simple landscaping has not been done. Chairman Parise stated he'd like to see the project completed instead of the applicant constantly returning to the board. Some sort of assurance that this will be done needs to be put in place. Attorney Levinson stated it can be handled through the resolution and enforced through the Certificate of Occupancy. Chairman Parise stated that 4 planters need to be put in, a line of trees planted along the rear line, and build the concrete island per the plans, instead of the singular curb put in. The Board is sensitive to the applicants financial issues however it has been over two years and the board is disappointed there has been no progress. Member DeAngelis asked how long this would take to do and suggested a time limitation. The Board agreed a time limit needs to be placed to ensure that this work is completed. Ms. Smatt commented they have a permit valid until October. The Board agreed that the site work must be completed before the permit expires in October.

5. YMCA – Site Plan – (201-3-1.11)

Present: Michael Sandor, P.E.

Engineer Sandor informed the Board that the County approved the crossing of the Heritage Trail for the entranceway and a Resolution was made. Engineer Sandor stated the County has to review the drawings for the actual crossing; the NYS DOT has to review the area where the entrance comes out onto Route 17M; questions about

providing access to the ice cream stand have been raised and they are amenable to providing that access; stormwater piping needs to be installed and a water main has to be replaced underneath the Heritage Trail. Engineer Sandor noted concern about some of the wording in the County's resolution and informed the board that the approval applies only to the YMCA. This entrance will be a private driveway for the YMCA only. Attorney Levinson added that in reviewing the resolution adopted by the County Legislature, the approval is limited to the YMCA and its successor. It appears that if the property were sold, permission to cross the trail would be limited to an organization similar to that of the YMCA, however if sold to a different use then the right to cross the trail will be lost. The use of the trail right now is limited to the YMCA only. If the YMCA leaves the site then the right to access the property across the trail falls. Another concern is the right to cross the trail can be lost if the county determines that the crossing is being used as a through street to Route 208, or if the YMCA does not maintain the requisite liability insurance as required by the resolution then the right to cross the trail can be lost. These are items beyond the Planning Boards control; however the Board has to address what happens if this access is cut off. Chairman Parise commented on the parking lot entrance on Gilbert Street Extension and how that entrance can be used to "go through" from Route 17M to Route 208. Chairman Parise suggested revising the drawings to prevent cars from driving through. Despite all the twists and turns, people will do this. The concern is if this would be considered "a through street" as prohibited by the County's resolution. The Board agrees that traffic in and out of Gilbert Street Extension is terrible and is in support of an alternative entrance/exit to the facility. However the conditions of the resolution need to be addressed. Engineer Sandor commented that people visiting the YMCA from the north would have to travel extra distance to come around to Route 17M to enter the facility. The Board did not feel that would be an issue and it was better to travel a little farther if it meant it would be safer. Engineer O'Rourke informed the Board that the Village has hired a traffic consultant to review the 17M/208 area and suggested the traffic study and plans be sent to that traffic consultant for review. The Board agreed. Attorney Levinson asked if the Extension entrance to the parking area were closed off how that would affect emergency access. Engineer O'Rourke suggested putting a gate at the Extension entrance and monitor the traffic.

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 8:50 p.m.