

**VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
MAY 11, 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. 603 Stage Road – 4 Lot Subdivision – (219-3-7)

Present: Ross Winglovitz, P.E.; Philip Evans, The Lanwin Group

Engineer Winglovitz described the project as a 4 lot subdivision. One lot is for the existing house, one lot proposed for a new house on Stage Road, and two new lots proposed for new houses with driveways on Rye Hill Road. Brian Drumm from the NYS DEC has provided confirmation that the nearby wetlands are not within 100 feet of the project site. Engineer O'Rourke discussed his comments. The sewer easement shown on the plan is 20 feet wide, where Village regulations (§175-15C) requires a 25 foot minimum width. The highway department will need to confirm acceptability of the driveway locations and grades with regard to drainage. Village code requires street trees. Since the lot is wooded discussion should be held regarding trees, whether existing trees to remain, or new trees to be planted. Engineer O'Rourke noted that any tree clearing mitigation for potential presence of Indiana and/or Long Eared bats would need to be a condition of approval. Engineer O'Rourke noted that a 239 referral was not required for this application however a public hearing is required. Chairman Parise asked if there would be any blasting. Engineer Winglovitz stated there shouldn't be a need for any blasting as the lots are relatively on grade. Member Karlich asked why the driveways would only be partially paved. Engineer Winglovitz responded that they are proposing to pave the first 50 feet, and because of the culverts the drainage would be better controlled if there was gravel instead of a ditch.

2. Threetel Holdings – Conditional Use/Site Plan – (203-3-3.2)

Present: Larry Torro, Civil Tech Engineering

Chairman Parise stated the several members of the Board visited the site and the work already done looks very nice. There is an issue, however, with an existing business on this portion of the site with vehicles and U-Haul trucks blocking Oak Street and blocking the emergency exit gate. The submitted site plan shows this portion of the lot as being "phase 2" but after seeing the issue with the vehicles, and the request for a waiver of the parking requirement for the new warehouse, this issue on Oak Street needs to be

dealt with now. Chairman Parise also noted that there is a site plan for C&J Auto from 1988 which provides for parking inside the building, and also states that “no parking or repairs to be done outside of the building”. Photos taken by the building department and by Chairman Parise were displayed to the applicant showing vehicles parked outside along the building and the street, as well as cars on jacks being repaired outside, and vehicles blocking the emergency gate. Chairman Parise asked who held the key to the emergency gate. Building Inspector Cocks answered that a Knox Box is in the process of being installed on the other warehouse which will include a key for the gate. These keys are held by the fire department. The Board voiced their concern about emergency vehicles getting through Oak Street, as well as having to get to the buildings on Oak Street for this site in case of an emergency. Engineer Torro described the project as the building on Route 208 being used for office space, and the 41,000 square foot building will be for warehousing. Engineer O’Rourke commented that the building is already being used. Building Inspector Cocks stated they know they are using the building at their own peril. Chairman Parise commented that the open area behind the buildings, adjacent to the Heritage Trail is a mess and needs to be cleaned up and maintained. Building Inspector Cocks added that there should be some screening between the property and the trail. Engineer O’Rourke added that the cross easements in place need to be coordinated between the two parcels. In addition NYS DOT may have an issue with the parking spaces along that road and the potential for cars to back out onto Route 208. This application will require 239 referral, will be a Type 2 action under SEQRA, is a conditional use under Village code, and will require a public hearing. Attorney Levinson noted that the owner information and addresses for the owner on the application and the site plan are not consistent. This information needs to be consistent, and a deed reference for the owner of the property needs to be referenced on the plan. Member Graziano asked if there will be any dumpsters for the site. Member DeAngelis commented that landscaping will need to be addressed.

ADJOURNMENT

On a motion made by Member Graziano and seconded by Member Karlich it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 7:40 p.m.