

**VILLAGE OF MONROE PLANNING BOARD
REGULAR MEETING
JULY 11, 2016
MINUTES**

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

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. Chairman Parise requested a moment of silence to honor those who lost their lives in the Dallas Police shootings.

PUBLIC HEARING:

1. 603 Stage Road – 4 Lot Subdivision – (219-3-7)

Present: Jake Samuelson, P.E. Engineering & Surveying Properties, PC; Phil Evans, Lanwin-Olympia

Chairman Parise explained this is a continuation of a public hearing which was left open from June. Chairman Parise outlined some of the issues raised by the public which included concern for the habitat of certain animals believed to be living in the wooded area nearby this site; the public requested renderings of the homes to be built; specific house size was to be listed; and drainage issues on Rye Hill Road. Chairman Parise opened the hearing to the public, however no one present from the public requested to speak. Chairman Parise requested the applicant address the public with any information regarding the outstanding issues previously mentioned. Engineer Samuelson stated the applicant's environmental consultant spoke with Engineer O'Rourke regarding the bear. A site visit was held and a response letter from the Environmental consultant is forthcoming. Discussion was held with the DPW Superintendent and the applicant is waiting for confirmation from the DPW that the catch basin has been cleaned out so they can determine the size of the invert and size of the pipes in question. Engineer Samuelson addressed the building footprint size on the site plan as being a 50x30 box on the plan. This size is a per floor size therefore the building will be 1500 square feet per floor. Depending on which model is chosen to be built the home could have 1 or 2 floors, 1-3 garages which would adjust the square footage, and possibly a basement. The homes are all custom built so the sizes, shapes and details will vary based on which model is chosen. Mr. Evans discussed the type and style of homes being offered. All homes will have 4 bedrooms, they can have up to 3 garages, they offer 3 different elevations and 12 different models, and over 250 options for colors, windows, doors, interiors, etc. The pricing of the homes range in price from \$355,000 - \$490,000.

Eric Goldin – Mr. Goldin asked if any market research study was performed to see if there was a market for this size and price home in Monroe. Mr. Evans responded that yes, they have done research and have found that the size and style of home with the ability to customize is marketable in this area. Their studies have found that large lots are not desirable but upscale finishes and choices are, as well as 4 bedrooms and large living spaces.

Engineer Samuelson discussed the Village code requirement regarding street trees and since the lots are primarily wooded to the road, the applicant feels it is unnecessary to take down existing trees to replant trees according to street tree code. In addition, the request to mark specific trees on each lot to remain would be difficult, as these homes are to be custom built and based on each specific choice could alter the location which may affect a marked tree. As a compromise the applicant requests that prior to do any land disturbance, once the actual house style and size is known, the applicant can walk the site with a Village official (engineer or building inspector) and look within the disturbance area for any significant trees to be saved or moved and then submit a plot plan for approval prior to building. Chairman Parise commented that the Board understands that there needs to be some tree clearing in order to build a home, however the Board does not want to see clear cutting of the lots.

On a motion made by Member Cocks and seconded by Member Graziano, it was unanimously **Resolved, that the Public Hearing for 603 Stage Road/Lanwin 4 Lot Subdivision be closed.**

REGULAR MEETING:

1. **603 Stage Road – 4 Lot Subdivision – (219-3-7)**

Present: Jake Samuelson, P.E. Engineering & Surveying Properties, PC; Phil Evans, Lanwin-Olympia

Engineer O'Rourke commented that the applicant was requesting a waiver from the 25' wide sewer easement requirement to a 20' wide easement as that is all that Orange County Sewer requires. Engineer Samuelson responded that they are withdrawing that request now as OC Sewer has required some modifications regarding the placement of the sewer main which would result in adjusting the alignment of the sewer main which would allow for the 25' wide sewer easement. Engineer O'Rourke spoke with DPW Superintendent Smith regarding the catch basin, and it appears there is some miscommunication as Supt. Smith is waiting for the applicant to contact him when the survey crews would be on site and that is when he would clean out the catch basins. In addition, Supt. Smith requested one of the catch basins have a curbed back, and the pipe sizing and inverts need to be confirmed. Engineer O'Rourke discussed the rest of his review comments. A note should be added to the plan regarding marking trees to be saved with a village official before any building permits issued. Engineer O'Rourke stated there is a discrepancy between the plans and what was stated at the public hearing regarding the size and number of bedrooms and garages of the proposed houses. This needs to be clarified and amended on the plans. Attorney Levinson

requested a note be placed on the map stating the square footage of the home will not exceed 2700 square feet. Mr. Evans was reluctant to do this as one of their models is 3200 square feet. Engineer Samuelson stated the existing house on the property is 2,846 square feet. Attorney Levinson agreed that the limit can be equal to and not exceed the square footage of the existing house which is 2,846 square feet and a note reflecting this restriction needs to be on the plans. Member Karlich noted Engineer O'Rourke's comments regarding the steep grade of the driveway on lots 1 and 3, as well as the 19ft clearance from the garage to the end of the driveway on lot 1 and requested the applicant adjust their drawings to remedy this. Member Karlich agreed with Engineer O'Rourke's suggestion that the entire driveways be paved, as opposed to half paved, half gravel. Mr. Evans was opposed to paving the entire driveway as it is cost intrusive. Engineer Samuelson stated that Village Code requires that paving be done up to the right of way, which would be approximately 20ft of paving, and they have proposed paving 50ft. Engineer O'Rourke commented that the concern is that with the length of the driveway combined with the steep slope there is concern the stone will wash away onto the road. The Board did not want stone washing onto the road and agreed the entirety of the driveways should be paved. Engineer Samuelson offered to adjust the grade to have water flow off the side to keep the stone more stable.

3. Monroe Florist – Amended Site Plan – (201-1-9.4)

Present: Sean Arnott, PE, McGoey, Houser & Edsall; Margaret Barry, Owner

Engineer Arnott described the project as an amended site plan for retail sales on the first floor of the main building, a commercial to residential conversion for the 2nd floor of the main building, and a professional business office in a separate building which was supposed to have been demolished per the last site plan, but was not. The retail use, and the professional business office are permitted uses. The conversion from commercial to residential requires a conditional use permit. The site plan has been amended to reflect updated parking, dumpster requirements, the existing greenhouses to be converted to planting bays with the structure being removed, and overall reflects the site as built today.

On a Motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that the Planning Board declare itself Lead Agency for Monroe Florist Amended Site Plan, and refer the plans to Orange County Department of Planning for 239 review.**

On a Motion made by Member DeAngelis and seconded by Member Karlich it is unanimously **Resolved that a Public Hearing be set for Monroe Florist Amended Site Plan on Monday, August 15, 2017, on or about 7:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

4. Chabad of Orange County – Site Plan – (206-6-1.2)

Present: John Petroccione, P.E.

Chairman Parise noted that the board did not have our engineer's review at the workshop but received the review since and would be discussing the application at this meeting. Engineer O'Rourke described the project as proposed construction of an 11,100 square foot house of worship with a 4,500 square foot parsonage, a pool, pool house and a playground all to be situated on 6.2 acres. Access to the site is through a proposed driveway off of Gilbert Street. Engineer O'Rourke reviewed the traffic study submitted and noted that it is from the prior approval therefore the numbers are outdated and need to be updated. Engineer O'Rourke added that once the study is updated it should be sent to the Village's traffic consultant for review. Engineer O'Rourke spoke with DPW Superintendent Smith who had some concerns with multiple service connections proposed and would prefer one water line spur with a few services running off of that. Engineer O'Rourke requested clarification on the phasing listed on the plan and questioned if approval was being sought for the entire site at this time, or would phases 2 and 3 approval be obtained at a later date. Engineer Petroccione stated they are looking for approval for the entire site now, and the phasing indicated on the plan was the stages that those portions would be built. There were many technical comments listed in Engineer O'Rourke's review which Engineer Petroccione agreed to address in the next submission. One issue DPW Supt. Smith raised was regarding the sidewalks running along Gilbert Street, as there is a rather large culvert which begins near Shop Rite which would make it difficult to install and maintain a sidewalk in that location. Engineer O'Rourke suggested running the sidewalk on the opposite side of the street beginning where the Smith Farm sidewalk ends, and then providing a crosswalk and continuing the sidewalk from the crosswalk to the end of the Chabad property. Attorney Levinson questioned who would be responsible for maintaining the sidewalk. The Board felt the property owner should maintain the sidewalk. Engineer Petroccione agreed to address Engineer O'Rourke's comments, and stated that coordination with the Fire Department resulted in some adjustments to the driveway and turning radius. Regarding the traffic study Engineer Petroccione noted that the traffic study was done during the prior site plan approval, which was based on a project which was twice as large as this project. This new application has been scaled down. The Board understands the size of the project has changed, however the area has changed as well in the past 10 years and the Board wants a new traffic study done with today's numbers and the current and proposed building to be done in the general area. The prior traffic study is outdated. Attorney Levinson advised the board and the applicant that if the board sets a public hearing on this matter, the public hearing will be held open until the traffic study is completed. Engineer O'Rourke suggested the applicant connect with some of the other projects in the area who have performed traffic studies. Engineer Petroccione asked the Board if the 73 parking spaces were acceptable. It was estimated that the maximum number of people who would attend the site would be 155 which would only happen at major holidays or special occasions and added that the majority of the 155 people would be children. Chairman Parise asked if there was room to add more parking on the site if necessary. Engineer O'Rourke commented that there was definitely space to engineer more parking if needed. Chairman Parise added parking on Gilbert Street would not be permitted and parking on the access driveway could block emergency vehicles if needed. Attorney Levinson suggested adding a note

on the plan giving the Building Department the authority to visit the site and make the determination, if necessary, to require more parking be added.

On a Motion made by Member Cocks and seconded by Member Graziano it was unanimously **Resolved that the Planning Board declare itself Lead Agency for Chabad of Orange County Site Plan, and refer the plans to Orange County Department of Planning for 239 review.**

On a Motion made by Member Karlich and seconded by Member Cocks it is unanimously **Resolved that a Public Hearing be set for Chabad of Orange County Site Plan on Monday, August 15, 2017, on or about 7:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

APPROVAL OF MINUTES

On a motion made by Member Karlich and seconded by Member Graziano, it was Resolved **that the Minutes of the June 8, 2016 meeting be approved.**

On a motion made by Member DeAngelis and seconded by Member Karlich, it was Resolved **that the Minutes of the June 13, 2016 meeting be approved.**

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 7:55 p.m.