

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
AUGUST 15, 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 informed the audience that there were two public hearings scheduled for this meeting, and instructed the audience on the procedures for the public hearing. He explained that the applicants would present the projects to the public and once they were finished, the public would have an opportunity to speak. Chairman Parise informed the public if they wished to speak they needed to raise their hands and when called on they would be required to state their name for the record, and then they could speak.

**PUBLIC HEARING:**

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

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

Chairman Parise read the Public Hearing notice dated 7/11/16 into the record and acknowledged receipt of the proof of mailings from the applicant. Engineer Arnott presented the project to the public and described same as an amended site plan for an existing site located at 14 Talmadge Court. The project proposes to keep a one story building on the site which was originally supposed to be removed, and converting it to office space; keep two sheds on site which were also supposed to be removed and using them for storage for the existing florist business; cleaning up the two greenhouses which remain on site and converting them to planting beds; and converting the second floor of the main florist building to a one bedroom apartment. Modifications to the site include striping of the parking area and the addition of handicapped spaces; and construction of a dumpster enclosure according to Village specs. Chairman Parise opened the hearing to the public.

Susan Morgante, High Street, Monroe - How many apartments will be made in the building and how many bedrooms will there be? Engineer Arnott responded there will only be one apartment containing one bedroom.

Irving Zuckerman, Chester – Mr. Zuckerman stated although he lives in Chester he owns property and has his business office in Monroe for many years. Mr. Zuckerman wanted to comment that he knows Maggie very well and has been working alongside her for many years. Mr. Zuckerman owns and operates the Chase bank building which is adjacent to this property and the applicant has been a very gracious neighbor, and

added that he understood the owners of Monroe Florist would be residing in this apartment. Mr. Zuckerman continued to describe how he has been a part of the Comprehensive plan committee for the Village and further stated his business is managing the Smith Farm project and handling all of the upgrades and construction on Gilbert Street. Mr. Zuckerman added he is also involved in the YMCA project and is working with Crystal Run on the Gilbert Street/17M intersection and future installation of a traffic light, and informed the public that there is an extensive amount of work being done on behalf of the Smith Farm project by his company to improve the drainage, infrastructure and traffic issues along Gilbert Street and its intersection with Route 17M.

Mona Rubenstein, High Street, Monroe – How far are the sidewalks going to go down along Gilbert Street.

Chairman Parise informed Ms. Rubenstein that this public hearing was for Monroe Florist, and the work currently being done on Gilbert Street has nothing to do with the Monroe Florist project. Ms. Rubenstein did not understand why Mr. Zuckerman could ask questions about Gilbert Street and she couldn't. Chairman Parise explained that Mr. Zuckerman did not ask any questions, he only made a statement in connection with his support of the Monroe Florist application, and advised Ms. Rubenstein that any questions to the applicant needed to focus on this particular application, as the applicant has no knowledge of the neighboring project. Ms. Rubenstein did not understand why she couldn't ask her question about Gilbert Street when Mr. Zuckerman asked questions about Gilbert Street. Chairman Parise again informed Ms. Rubenstein that Mr. Zuckerman made a statement, he did not ask any questions, and this project, Monroe Florist, has nothing to do with any work being done on Gilbert Street. Chairman Parise added that there would be some discussion during the Chabad public hearing regarding some work proposed to be done on Gilbert Street, and suggested Ms. Rubenstein wait for the Chabad public hearing to discuss any improvements along Gilbert Street, and again requested the questions be focused on the Monroe Florist application.

There were no more questions from the public.

On a motion made by Member DeAngelis and seconded by Member Cocks, it was unanimously **Resolved, that the Public Hearing for Monroe Florist – Amended Site Plan be closed.**

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

**Present:** John Petroccione, P.E.

Chairman Parise read the Public Hearing notice dated 7/11/16 into the record and acknowledged receipt of the proof of mailings from the applicant. Engineer Petroccione addressed the public and explained that this site plan was already approved several years ago, however, due to financial issues the project did not materialize and the applicant is back before the board for a scaled down version of the original approval. The project is located on Gilbert Street behind the Post Office and contains

approximately 6 acres of land. This application proposes a synagogue, a home for the Rabbi, a preschool and potential summer program for the children of the congregation. The current proposal is for an 11,000 square foot principal building, a 4,000 square foot parsonage, a swimming pool in the rear yard of the parsonage. The pool would be for personal use for the Rabbi and his family as well as part of the summer program for the children. Parking has been provided to meet the highest demands for the project. Parking is still being discussed with the planning board. Municipal water and sewer will be provided to the site. Engineer Petroccione explained that the sidewalk will begin at the Chabad property line and continue to the Smith Farm entrance directly across from the post office. The discussion with the Village as to which side of the street the sidewalk will be located on is still ongoing due to a culvert which runs along Gilbert Street on the Chabad side of the road.

Chairman Parise opened the hearing to the public.

Mona Rubenstein, High Street, Monroe – How far will the sidewalk go on Gilbert Street? Engineer Petroccione responded from the Chabad property line to the Smith Farm entrance across from the post office, and then Smith Farm would continue the sidewalk from their entrance according to whatever their approved plan shows. How large is the parcel and how many parking spaces will there be? Engineer Petroccione stated the parcel is 6.2 acres and they are proposing 72 parking spaces.

Tino Sparta, High Street, Monroe – Isn't this property zoned residential? Engineer Petroccione responded this is an allowable use under the zone.

Myrna Kemnitz, High Street, Monroe – Ms. Kemnitz stated her property adjoins the Chabad property and she has concerns with the placement of some of the items on the proposed plan. The public swimming pool is 15 feet from her property line and the dumpster is also close to residential property lines, and is situated a large distance from the main building and parsonage. Ms. Kemnitz added that there is an abundance of wild animals in the area, specifically deer, bear, coyote, wild turkey, red fox and turkey vultures, which will be attracted to a dumpster. Ms. Kemnitz suggested relocating the pool to the rear of the main building, closer to the playground which would make more sense for the children in a summer camp, and would keep the noise on the commercial side of the property as opposed to the residential. Ms. Kemnitz also suggests moving the dumpster closer to the main building to keep it away from the residential side and again eliminate the noise from the residential side; keep it away from the wooded area where the animals are; and locate it closer to the buildings as she doesn't see how it would be practical to haul trash such a great distance to a dumpster. Ms. Kemnitz added that she has no issue with the use provided that the current owners of the property remain the owners of the property.

Engineer Petroccione responded that the project is being developed by the congregation and is not intended to be developed and flipped. Ms. Kemnitz stated that

the word on the street is different and feels it needs to be brought into the public light so that all are aware of what is being discussed.

Engineer Petroccione stated he would consider relocation of the pool and dumpster.

Ms. Kemnitz submitted her written comments to the Board.

Greg Gilligan, Stage Road, Monroe – Is there only 1 egress for this property? Is the road shown one way or two way? When will the construction start and will it coincide with the Smith Farm construction?

Engineer Petroccione responded that yes, there is only 1 entrance/exit to the property off of Gilbert Street. This entrance/exit is two way. As for Smith Farm, Engineer Petroccione responded that he is not involved in that project but being it has already begun, and based on the size of that project, it appears it will be ongoing for years.

Mr. Gilligan asked what the addition of this project would do along Gilbert Street when it rains and mud flows over Gilbert Street with two projects happening at the same time. Engineer Petroccione stated that they are required as part of the project to develop a stormwater pollution prevention plan which includes erosion controls. This plan has been submitted to the Village Engineer for review and once the Village Engineer indicates that these plans are sufficient, the applicant intends to actually follow the approved plans. The stormwater plan for this project has no connection with the Smith Farm project.

Adam Ross, Orchard Street, Monroe - Mr. Ross read a prepared letter to the Board regarding his concerns of the project. These concerns include the location of the parking lot and what he feels is a potential environmental issue due to potential runoff of chemicals from the parking lot to the homes on Orchard Street. Mr. Ross suggested the dumpster be moved away from the residential side of the property. Mr. Ross was concerned with light pollution from headlights in the parking lot, as well as noise from people congregating in the parking lot at all hours of the day and night, and car stereos making noise in the parking lot. Mr. Ross voiced his concern about overflow parking lots which he assumed would be located on the two undeveloped parcels owned by Chabad and located off Orchard Street. Mr. Ross commented on a proposed emergency access road through Orchard Street which he assumed was going to be put into place and did not want traffic through his neighborhood.

Engineer Petroccione responded that there is no proposed connection or emergency access road through the rear two lots onto Orchard Street. The 2 separate lots are undeveloped, residential parcels of which there are no proposals to do anything with at this time. Those two parcels are not a part of this application. As for emergency access, review has been done with the fire department and they are satisfied with the roadway onto Gilbert Street, and are not requiring any additional access. This roadway has been engineered to accommodate the largest fire truck. There has not been any proposal to use the rear parcels for anything as part of this application. The overflow

parking that has been discussed has been at the front of the lot where the proposed play area is indicated.

As far as the concern of stormwater runoff from the parking lot, as stated from the prior question, there has been a stormwater pollution prevention plan developed, as is required, and is being reviewed by the Village Engineer. This plan shows a design where stormwater will be collected from the parking area and nothing will be running to the adjoining lots. There will be a decrease to all adjoining properties in the amount of stormwater these properties currently are getting, and as far as any pollutants, the plan shows they intend to capture them, collect them on site and provide treatment. Engineering details are still being finalized, but preliminary reviews have been acceptable.

John Cestero, Gilbert Street, Monroe – Mr. Cestero submitted his questions in writing. Mr. Cestero asked how large this congregation would be. His concern involves vehicular and pedestrian traffic. Will the speed limit be enforced? Will the Village construct sidewalks and will this be a taxpayer expense? Is a house of worship also a community center open 7 days a week? Will it be open to the general public? If the pool is public is it truly open to the public? Can I go? Engineer Petroccione responded that according to NYS Health Code any pool used not for the property owners family and immediate guests is considered a public pool. Mr. Cestero feels he is a member of the public. Mr. Cestero looked in his dictionary under the word public and determined he is public so he should be able to use this pool. Engineer Petroccione explained that public pool is a classification through the NYS Health Code. The pool will be for the congregation. Mr. Cestero demanded a response to his letter in writing because he doesn't trust any verbal answers. Mr. Cestero asked how much his taxes will be raised due to the water use for the pool. Mr. Cestero commented that his feeling is that this will not be a pool but will be a mikvah with tubs and wants this addressed. Mr. Cestero asked if a security fence will be put up and will this be a village taxpayer expense. Mr. Cestero asked what the pool house would be used for. Mr. Cestero stated again he wants his answers in writing.

Don Weeks, Gilbert Street, Monroe – Mr. Weeks stated he feels another access from the site should be considered due to the traffic that is already on Gilbert Street. Mr. Weeks asked if a traffic study was being done. Engineer Petroccione stated yes, there is a traffic study. Mr. Weeks is concerned with traffic on Gilbert Street.

Mary Tosi, Orchard Street, Monroe - Ms. Tosi commented that the public hearing notice should've described the project in more detail. Ms. Tosi added she does not want a thru street through Orchard Street, she would like to see her street remain quiet.

Lisette Quinones, Chester, NY – Ms. Quinones asked if the traffic study will take into consideration that Hasidic women do not drive which means there will be buses, and some sizeable vehicles bringing children back and forth to camp. Gilbert Street isn't very wide and the types of vehicles going in and out should be considered in the traffic study. Engineer Petroccione responded that the entrance has been designed to accept

the largest vehicle that the fire department owns, however the applicant is not proposing the use of any buses or large vehicles. In addition, the traffic study being conducted is not aimed at any specific group of people; it is being conducted based on typical usage of a synagogue. Ms. Quinones stated that the reality is this is not your average family driving to church with cars, the types of vehicles that will be used needs to be accounted for because realistically there will be larger vehicles driving in and out of the site. Engineer Petroccione stated again that the applicant is not proposing any bus usage or large vehicle usage, and that visitation to the site will be by private car, however if the Village feels there will be a high percentage of larger vehicles, then it will be included in the study.

Rebecca Ross, Orchard Street, Monroe – Ms. Ross wanted to clarify to the public that Chabad is an Orthodox organization, not a Hasidic organization. For camp or Hebrew school, parents transport their children themselves, no different than the churches in the area. In the 10 years Chabad has been in Monroe, and Ms. Ross' experience with the organization during those years, there has never been busing. Parents have always provided transportation for their children.

Tino Sparta, High Street, Monroe - Will there be food at the camp? How will the food get there? Gilbert Street has a 5 ton limit on it and there is a waterway along the road, how can tractor trailers deliver food to the site? Engineer Petroccione responded he did not understand the question or the association between food and truck weight limits on a road and this project. Engineer Petroccione stated they are not proposing a warehouse and do not expect any tractor trailer traffic.

Mona Rubenstein, High Street, Monroe – Ms. Rubenstein responded to Mr. Sparta that the parents pack lunch for their children, that's how the food gets to the site.

Susan McCosker, Cooper Drive, Monroe – Ms. McCosker asked when the traffic study would be done. Engineer Petroccione stated they are waiting for an acceptance of what was proposed and then there will be a recommendation as to the timing of when the study will be performed.

Liz Walsh, North Main Street, Monroe - Ms. Walsh stated that she understood the Smith Farm study was conducted during the summer and felt that the traffic study should be done in September after people go back to work. Engineer Petroccione stated they will conduct the study when the Village tells them to do it. Engineer O'Rourke stated that realistically, based on timing, any traffic analysis to be done would be done after school is in session.

Don Weeks, Gilbert Street, Monroe - Mr. Weeks suggested comparing this study with the prior study done for Smith Farm which was done 10 years ago.

Engineer Petroccione stated that they intentionally went to the same traffic engineer which was used by Smith Farm, Crystal Run and YMCA to coordinate all findings and address all projects in the area. Chairman Parise added that not only was a traffic study

done over 10 years ago for Smith Farm, a newer one was conducted in 2012 for Smith Farm.

There were no more questions from the public.

In order to allow time to complete the traffic study and allow the applicant to address the questions and concerns of the public, on a motion made by Member Cocks and seconded by Member Graziano, it was unanimously **Resolved, that the Public Hearing for Chabad of Orange County Site Plan be continued to the next regular meeting of the Planning Board of September 19, 2016.**

### **REGULAR MEETING:**

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

**Present:** Ross Winglovitz, P.E. Engineering & Surveying Properties, PC;  
Phil Evans, Lanwin-Olympia; Justin Rider, Esq.

Chairman Parise noted that all notes on the plans have been updated to reflect the changes needed; the pavement will be for 50ft from the road and the houses will be no more than 3000 square feet. The construction cost estimate has been received and reviewed by Engineer O'Rourke and found to be acceptable. The only outstanding items are the sewer permit from OCSD#1 and the final submission of the SPDES permit/MS4 sign off.

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that the Planning Board types this application as an unlisted action, and issues a negative declaration under SEQRA.**

On a Motion made by Member Cocks and seconded by Member Graziano, it was unanimously **Resolved, that the Planning Board grant subdivision approval for the Lanwin Olympia 603 Stage Road 4 lot Subdivision last revised 8/15/2016 conditioned upon receipt of OC Sewer District #1 permit and SPDES Permit/MS4 sign off with DEC; all fees, bonding and administrative actions are paid; and subject to a final review by Lanc & Tully prior to signature.**

On a motion made by Member Cocks and seconded by Member Karlich, it was unanimously **Resolved that the Planning Board make a recommendation to the Village Board to accept the bond estimate in the amount of \$20,774.90 which estimate has been reviewed and approved by Lanc & Tully.**

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

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

Engineer O'Rourke stated that all engineering and technical issues have been addressed. Chairman Parise stated the County has not responded to the 239 review yet and the time has not expired. Attorney Levinson suggested scheduling this matter for the next workshop agenda in September.

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

**Present:** John Petroccione, P.E.

Engineer O'Rourke stated since the last comments there has been no new submittal. There has been a submission of a scope for the traffic study. The Village has sent the scope to the Villages traffic consultant, but since we have not heard back yet cannot move forward yet. Chairman Parise informed Engineer Petroccione that he should bring renderings, and copies of the schedule and details of the uses which will be on the site to the next public hearing. Attorney Levinson clarified the definition of a public pool. Under the health department laws, as long as a pool is not designated for a single family, it is classified as a public pool. Being classified as a public pool does not mean it is open to the public. It allows it to be open to the membership who owns the pool, whether it's Chabad who owns the pool, or the YMCA owns the pool, either way you need to be a member to be allowed to use the pool.

**APPROVAL OF MINUTES**

On a motion made by Member DeAngelis and seconded by Member Karlich, it was Resolved **that the Minutes of the July 6, 2016 meeting be approved.**

On a motion made by Member Karlich and seconded by Member DeAngelis, it was Resolved **that the Minutes of the July 11, 2016 meeting be approved with the correction to add Member Graziano's name to the Present list.**

**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 8:05 p.m.