

**VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
SEPTEMBER 14, 2016
MINUTES**

PRESENT: Chairman Parise, Members Cocks, DeAngelis, Karlich, Graziano, Engineer O'Rourke, Attorney Reineke, Building Inspector 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. Lenza – Amended Site Plan – (223-1-4)

Present: Steve Brown, Hudson Valley realty; Larry Marshall, P.E., Mercurio-Norton-Tarolli-Marshall

Engineer Marshall described the changes made to the plan. The parking spaces at the front of the site have been angled which will help with the one way direction around the site. This change resulted in a reduction of one space which should not be an issue. Three light poles at the front of the site will be removed and replaced with 12 ft. poles. An additional light fixture will be added to the light pole by the dumpster. Directional pavement markings will be added as well as one way signs. The handicapped space will be moved to the western side of the property. In order to accommodate the cars stacked for the drive thru the parking spots on the northwest side of the building will be shifted away from the building. This will increase the drive by aisle from 16 to 22 feet wide, which will allow vehicles to pass cars stacked in the drive thru lane. Sign renderings still need to be provided. Chairman Parise noted that the stop sign near the drive thru has been knocked down and needs to be reinstalled. Chairman Parise stated he visited the sites and saw the markings for the proposed shift in the parking spaces, and suggested the board perform a site visit as a group with all their cars to see if the adjustment would work. The Board agreed to perform this site visit at the conclusion of this meeting. Member Cocks stated that the light post bases need to be painted as they are much too large and stand out. Member DeAngelis agreed and suggested painting the bases a darker color such as dark brown.

2. Cumberland Farms – Site Plan – (215-1-13)

Present: Richard Olson, Esq.

Attorney Olson stated he discussed the parking issue with Cumberland Farms and they informed him that the amount of retail space will only be 1700 square feet, the rest of the building will be for storage and refrigeration, therefore Cumberland Farms felt that eliminating the spots in front of the dumpster would not be an issue and that 15 spaces would be sufficient for their business. A traffic report and accident report for the intersection. An updated landscaping plan has also been submitted showing a more aesthetic arrangement of plantings. A note has been added to the plan regarding the water easement and water connection indicating these should be coordinated with the

Village DPW. Engineer O'Rourke commented that the Board should consider sending the traffic report and accident report to the Village's traffic engineer for review. Chairman Parise noted that the Village's traffic consultant is Creighton Manning, which is the same firm that Cumberland Farms used which creates a conflict. The Board discussed using WSP Parsons Brinkerhoff as an alternate, and will have to obtain Village Board approval for this. Engineer O'Rourke stated that the variances obtained should be noted on the plan. Dumpster detail should be revised to meet Village standards. ADA signage should be revised to match current NYS code revisions. The Village's standard landscape maintenance note should be added to the plan. Engineer O'Rourke recommended the Board review the landscaping plan and noted that the trees depicted at the rear of the site could be a possible issue with the water line and may need to be shifted to avoid the existing water line. Silt fencing is typically utilized for erosion control, not straw bales. The lighting plan should be reviewed. Sidewalks should be discussed along the road frontages. A highway entrance permit will be required from NYS DOT, as well as approval from Orange County Environmental Facilities for sewer connection. In addition 239 referral to Orange County Planning will be required. The Board discussed sidewalks on the site as they would not be connected to any other sidewalks. The Board agreed that sidewalks should be installed provided NYS DOT approves them, as more people walk around the Village and even though the sidewalks would not connect to anything now, it could be beneficial for potential future sidewalks. Member DeAngelis commented that she saw a Cumberland Farms in another town and noticed a stone wall as screening around the outdoor seating area and found it attractive and suggested the same wall be placed on this Cumberland Farms site.

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 7:35 p.m.

Lenza – Amended Site Plan – (223-1-4) – Site Visit

Present: Chairman Parise, Member Cocks, DeAngelis, Karlich, Graziano, Building Inspector Cocks, Secretary Proulx, Larry Marshall, P.E. and Steve Brown, applicant.

The Board conducted a site visit with their vehicles, and by parking vehicles in the northwesterly spaces, and placing a vehicle in the drive thru lane it was determined that with the shift in the parking spaces the extra few feet gives ample space for a vehicle to pass cars stacked in the drive thru lane. It was discussed and agreed that markings would be placed on the pavement depicting the drive thru lane and the passing lane. Everyone was in agreement that the new design would function well. The Board also discussed the split rail fence along the Route 17M side of the property and it was agreed by all that the fence would be removed between the entrance and the planted island, and the area would be planted with ornamental grasses and shrubs.