

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
OCTOBER 24, 2016  
MINUTES**

**PRESENT:** Chairman Parise, Members Cocks, Karlich, DeAngelis, Graziano, Building Inspector Cocks, Attorney Reineke, 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.

**PUBLIC HEARING:**

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

**Present:** No appearance

Chairman Parise noted that there was no one present for Chabad, therefore was adjusting the agenda and moving forward with Cumberland Farms.

Due to no appearance by the applicant, on a motion made by Member Cocks and seconded by Member DeAngelis, 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 November 14, 2016.**

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

**Present:** Richard Olson, Esq.; Jim Galella, PE, Catapano Engineering;

Chairman Parise read the Public Hearing notice dated 9/20/16 into the record and acknowledged receipt of the proof of mailings from the applicant. Engineer Galella presented the project to the public and described same as a site which housed an existing gas station and repair garage which is to be demolished and a new 4000 square foot convenience store is to be erected with a new canopy and 12 gas pumps and a small outdoor eating area. One curb cut will be eliminated on each road frontage. All necessary variances have been obtained from the Zoning Board. Chairman Parise opened the meeting to the public.

Richard Sarajian, Esq., - an attorney representing Mike Hagopian, an adjoining landowner, asked what the current building size is, and what is the need for a 32' high building, will it be a two story building and what would the second story be used for. Attorney Olson responded the existing building is 1508 square feet. Engineer Galella stated the upper portion would be used strictly for air handlers, wiring, and duct work, and access for repairs for duct work and lighting, etc. There will not be any storage or any other use of the attic space. Mr. Sarajian did not see the need for a 32' high

building. Mr. Sarajian questioned what the status was regarding left turns leaving the site. Engineer Galella responded that the 32' building height was within code, and also stated they were proposing two way access in and out, left and right, on both Freeland Street and Route 17M. Mr. Sarajian asked the board if the Village's traffic consultant had reviewed the traffic study. Chairman Parise responded that the Village's traffic consultant was present and prepared to discuss her review during the regular portion of the meeting.

There were no further questions from the public. Chairman Parise suggested keeping the public hearing open to discuss the traffic study, and for Orange County 239 and DOT responses to come in.

On a motion made by Member Cocks and seconded by Member Graziano, it was unanimously **Resolved, that the Public Hearing for Cumberland Farms Site Plan be continued to the next regular meeting of the Planning Board on November 14, 2016.**

### **REGULAR MEETING:**

1. **Chabad of Orange County – Site Plan – (206-6-1.2)**  
**Present:** No appearance

Chairman Parise reiterated there is no appearance for Chabad therefore the Board will continue with the agenda.

2. **Cumberland Farms – Site Plan – (215-1-13)**  
**Present:** Richard Olson, Esq.; Jim Galella, PE, Catapano Engineering;

Attorney Olson stated he received Engineer Craig's report today and forwarded it to Cumberland Farms traffic consultants for review and comments. Engineer Craig discussed her review of the traffic study. Engineer Craig feels the project study area should be extended to include the signalized intersection of Route 17M/Vista Lane, which would give a better picture of the overall existing conditions. The access driveways on Route 17M and Freeland Street should also be included in the project study area, as these driveways could exacerbate the queue lengths projected for this project. In addition, the study should note that this work is within NYS DOT right of way therefore the applicant will have to apply for a highway work permit, which would include an access management review, which would involve the access to/from the site. Chairman Parise asked about the traffic accident report. Engineer Craig commented that two of the accidents within three years involved left turns into the old gas station. The accident threshold is slightly above the acceptable accident rate for the intersection. Chairman Parise commented that eliminating one access point from each roadway could help the issue. Engineer Craig agreed that it would help the safety issue, but because of only one entrance/exit it could add more traffic. Chairman Parise commented that making a left out of the site onto Freeman Street is problematic. Engineer Craig agreed and stated although there was no accident history it is

something to be considered. Mr. Sarajian stated that it is well known the difficulty with left turns into and out of the site, and stated that the proposed new use of the site is more intensive and questioned if the traffic report gave information on increased number of trips to the site. Engineer Craig stated that the applicant did consider the more intensive use of the site, but commented that the traffic consultant applied a pass by percentage which would reduce the number of expected trips. A pass by percentage takes into consideration that people who normally drive by the site anyway would stop and utilize the site, and Engineer Craig had informed the applicant that the project impacts could be underestimated and over assuming available capacity, and requested the data used to verify this percentage, especially since they used a 60% pass by percentage, which Engineer Craig felt was high. Engineer Craig added that based on trip generation manuals they did everything correct, but were advised to look at the numbers again. Chairman Parise noted that for the next meeting, both traffic consultants should be present to discuss the reports. Chairman Parise added that it would be nice if DOT added a center turning lane on Route 17M, like there is in Chester. Engineer O'Rourke commented that Orange County 239 and NYS DOT comments have not yet been received; the board agreed in principle to the parking counts and this should be noted on the plan; Member DeAngelis had brought up installing a stone wall around the seating area but this has not been shown on the plan; the applicant made some dumpster modifications in the way of a small storage area in the back of the dumpster area, otherwise the dumpster enclosure meets code. There are no engineering issues with the dumpster area but the board should review and approve the modifications. The landscaping has been updated. Sidewalks and lighting have been added. Two issues the board should review are 1) the applicant does not see the need to add sidewalks since there are no other sidewalks in the area; and 2) the lighting plan exceeds village regulations causing spillage onto the adjoining property owners, especially Greenery Plus florist, as well as at the entrance to the site. The lighting plan should be reviewed. Member Cocks commented that the lighting plan looked good to him, but suggested possibly adding shields to the lights to cut down on the brightness. David Umberto, owner of Greenery Plus Florist which is the property next to this site, stated that he has no problem with any extra lighting on his property, and felt the extra lighting would be more secure, especially with the proposed outdoor seating area to be situated approximately 20 feet from his back door. Mr. Sarajian asked what the hours of operation would be. Attorney Olson responded they expect to be open 24 hrs/day. Chairman Parise stated the hours of operation should be noted on the plan.

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

**Present:** Larry Torro, Civil Tech Engineering

Chairman Parise noted that the application had been amended to include conversion of the front building along Route 208 from office to retail, which requires a conditional use permit. Engineer Torro discussed the progress made with DOT. It was worked out with DOT that an island would be installed along the road to isolate the parking area, but in order to do that an easement would need to be obtained from DOT as this would be on their property. DOT is also looking to have the entrance narrowed down a bit. Before

making the application with DOT for the easement, Engineer Torro wanted the board to have the opportunity to review the plans to see if they are acceptable. Engineer O'Rourke had commented that turning into the proposed parking area is tight and that some re grading may need to be done. Engineer O'Rourke stated that they do not meet the bulk requirements for parking, but the applicant has the opportunity to utilize the unused parking on the adjoining lot through cross easements. The board felt the plan was conceptually acceptable to submit to DOT for the easement request. Member Cocks asked if there was any intent to upgrade the front of the building. Engineer O'Rourke commented that an updated façade could be a tradeoff for lack of additional landscaping, as there is no place for landscaping along the front between the parking area and the DOT right of way.

### **APPROVAL OF MINUTES**

On a motion made by Member DeAngelis and seconded by Member Graziano, it was Resolved **that the Minutes of the August 10, 2016 meeting be approved.**

On a motion made by Member Karlich and seconded by Member DeAngelis, it was Resolved **that the Minutes of the August 15, 2016 meeting be approved.**

On a motion made by Member Graziano and seconded by Member DeAngelis, it was Resolved **that the Minutes of the September 14, 2016 meeting be approved.**

On a motion made by Member Karlich and seconded by Member DeAngelis, it was Resolved **that the Minutes of the September 19, 2016 meeting be approved.** Members Cocks and Graziano abstained.

### **APPROVAL OF 2017 CALENDAR**

On a Motion made by Member DeAngelis and seconded by Member Graziano it was unanimously Resolved **that the Village of Monroe Planning Board Calendar for the year 2017 be adopted.**

### **ADJOURNMENT**

On a motion made by Member Cocks and seconded by Member DeAngelis it was unanimously Resolved **that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 8:00 p.m.