

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
NOVEMBER 14, 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.

**PUBLIC HEARING:**

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

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

Engineer Petroccione informed the board that the traffic study is underway but has been delayed due to the construction on Gilbert Street. The applicant's traffic consultant has been working with the Village's traffic consultant and should have the study concluded by the next meeting, therefore is requesting a continuation of the public hearing to 12/19/16. Chairman Parise advised Engineer Petroccione that anything submitted would first be discussed at the workshop on 12/14/16. Chairman Parise opened the matter to the public.

Adam Ross – there are two questions which were submitted via email and he would like answers to. One is regarding the two residential lots and if they were to be built would they empty out onto Orchard Street? Engineer Petroccione responded those two lots are not a part of this project. Engineer O'Rourke responded that they are two existing lots which front onto Orchard Street. Mr. Ross asked if they would be built would they have vehicular access to the Chabad parking lot. Engineer Petroccione responded that no, there would be no vehicular access from those two lots to the Chabad parking lot. Mr. Ross' second question involved 24 of the proposed parking spaces facing his home and stated with the leaves down he is concerned with headlights shining into his home and will there be something to buffer light pollution shining onto his house. Engineer Petroccione replied that was a question he had already asked and was discussed and requested by the board that some additional screen planting be placed in that area. The applicant's landscape architect is working on it. Mr. Ross asked when this information was going to be provided. Chairman Parise informed Mr. Ross that the board has not received any updated plans recently but it would be shown on a future submission.

Chairman Parise noted that an audience member was recording the meeting. Attorney Levinson addressed the audience member and stated that she has every right to record

the meeting but requested she state her name for the record. The audience member responded her name was Tammy Rao and she lived in the Village of Monroe. With no further questions from the public, on a motion made by Member DeAngelis 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 December 19, 2016.**

2. **Cumberland Farms – Site Plan – (215-1-13)**  
No appearance

Chairman Parise stated the applicant submitted a letter requesting a continuation of the public hearing due to no response yet from DOT.

On a motion made by Member Cocks and seconded by Member Karlich, 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 December 19, 2016.**

**REGULAR MEETING:**

Chairman Parise noted that since the public hearings for both Chabad and Cumberland Farms were carried until next month we would proceed directly to item number 3 on the agenda.

3. **Mavis – Conditional Use Renewal – (220-4-6.1)**  
No appearance

At the workshop the applicant stated they would be providing details and an updated site plan to accommodate the outside tire storage. Since they need time to prepare the site plan, the board will need to continue the conditional use permit for one month to allow the applicant time to present their plans.

On a Motion made by Member Karlich and seconded by Member Graziano it was unanimously **Resolved that the conditional use permit for Mavis is hereby extended until 12/19/16 to give the applicant time to submit tire storage detail and an amended site plan.**

4. **Threetel Holdings – Conditional Use/Site Plan – (203-3-3.2)**  
**Present:** Larry Torro, P.E., Civil Tech Engineering

Engineer Torro was requesting the public hearing be scheduled.

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that the Planning Board declare itself Lead Agency for Threetel Holdings Conditional Use/Site Plan.**

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that the Planning Board refer the plans for Threetel Holdings Conditional Use/Site Plan to Orange County Department of Planning for 239 review.**

On a Motion made by Member Cocks and seconded by Member Karlich it is unanimously **Resolved that a Public Hearing be set for Threetel Holdings Conditional Use/Site Plan on Monday, December 19, 2016 on or about 7:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

5. **The Rockfield Building – Site Plan – (202-1-1, 2 and 4)**

No appearance

Chairman Parise stated that Lanc & Tully has a conflict with the applicant therefore if the applicant decides to continue to move forward with the application we will need an alternate engineer.

On a Motion made by Chairman Parise and seconded by Member DeAngelis it was unanimously **Resolved that the Planning Board request approval from the Village board to appoint Tom DePuy, P.E. as alternate engineer for The Rockfield Building due to a conflict between Lanc & Tully and the applicant.**

**APPROVAL OF MINUTES**

On a motion made by Member DeAngelis and seconded by Member Karlich, it was Resolved **that the Minutes of the October 24, 2016 meeting be approved.**

**ADJOURNMENT**

On a motion made by Member Karlich and seconded by Member Graziano it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 7:15 p.m.