

**VILLAGE OF MONROE
PLANNING BOARD
WORKSHOP AGENDA**

**MONDAY JANUARY 10, 2022
7:00 P.M.**

Pledge of Allegiance

Due to the **Covid-19** pandemic and Senate Bill S50001, the Village of Monroe Planning Board Meeting is being held via zoom videoconferencing.

Workshop

1. 494 Karaoke Bar and Restaurant – Amended Site Plan - (215-1-11)
2. The Q – Site Plan – (222-1-13, 14, & 15)
3. Pets I Love – Amended Site Plan – (213-1-31)
4. 3 Angel Road – Amended Site Plan - (214-1-58)
5. Ramapo St Neighborhood Shopping Center – Site Plan - (220-1-4)

Adjournment

Next Planning Board Workshop/Meeting:

January 25, 2022 – Regular Meeting
Submission Deadline: December 30, 2021

Applications:

1. **494 Route 17M Bar and Restaurant – Amended Site Plan - (215-1-11)–**
Located at 494 Route 17M, Monroe NY near the ACP Plaza Planning Board to
review submitted documents. Application for Kareoke Bar and Restaurant –
Informal Presentation. Project site is located in the GB Zone. **Escrow - Good**

Received *Cover Letter* dated December 13, 2021

Proposed Site Plan dated December 4, 1990 by Raimondi Associates, P.C.

Revised Site Plan dated December 28, 2021 AFR Engineering and Land
Surveying, P.C

Detail Sheet dated December 28, 2021 by AFR Engineering and Land
Surveying, P.C

2. **The Q – Site Plan – (222-1-13, 14, & 15) – Located at the intersection of**
Stephen Lane and Still Road, Monroe NY, near the Sacred Heart Church
Planning Board to review submitted documents. Application for Site Plan
Approval and Special Use Permit for the construction of a multifamily
development comprised of 4 two-story buildings containing a total of 72 two-
bedroom units. 133 parking spaces are proposed. The development is located on
a single 10-acre property in the UR-M zone. **Escrow N/A**

Received *PB Cover Letter* dated December 30, 2021 by Esposito &
Associates

Construction Cost Estimate dated December 30, 2021, Esposito &
Associates

Public Hearing Responses – Revised dated December 30, 2021

SWPPP dated December 2021 by Engineering & Surveying Properties

Plan Set (18 Pages) dated December 29, 2021 by Engineering &
Surveying Properties, as well as Esposito & Associates

3. **Pets I Love – Amended Site Plan – (213-1-31) – Located at 200 Spring**
Street, Monroe NY, near Smith’s Clove Park. *Planning Board to review*
submitted documents. Application for an Amended Site Plan involving the
expansion of an existing animal hospital with additional parking on a 28,583 sq. ft
lot in the GB Zone. Additions proposed include 1 one-story addition, 1 two-story
addition, and one exterior shed. **Escrow - Good**

Received *Plan Set (4 Pages)* dated December 28, 2021 by David
Niemojko Architects PC

Next Planning Board Workshop/Meeting:

January 25, 2022 – Regular Meeting
Submission Deadline: December 30, 2021

PB Cover Letter dated December 29, 2021 by David Niemotko Architects PC

Short EAF dated June 28, 2021 by David Niemotko Architects PC

4. **3 Angel Road – Amended Site Plan - (214-1-58) – Located near Mombasha Fire House, Monroe NY.** *Initial submission before the board – Planning board to review documents.* Application for Amended Site Plan approval involving the conversion of an existing single-family dwelling to a two-family dwelling on a .69 acre property in the UR-M Zoning District. Project to require a Special Use Permit. **Escrow - Good**

Received *Certificate of Occupancy* dated December 13, 2021

Land User Determination dated December July 20, 2021

Cover Letter dated December 27, 2021 by David Niemotko Architects PC

PB Application dated August 30, 2021

Short EAF dated December 28, 2021 by David Niemotko Architects PC

Site Plan (1 Page) dated December 27, 2021 by David Niemotko Architects PC

5. **Ramapo St Neighborhood Shopping Center – (220-1-4) – Located at the intersection of Ramapo Street and NYS Route 17M, Monroe NY, near the Monroe Ambulance Corps** *Planning Board to review submitted Site Plan, full EAF, and SHPO Comments.* Application for Site Plan Approval which includes the construction of a two-story, mixed use building with both retail and office uses on a 3.72 acre property in the GB Zoning District with frontage on 17M. Project site is surrounded on three sides by wetlands. 59 Parking Spaces are proposed. **Escrow N/A**

Received *Site Plan (8 Pages)* dated December 30, 2021 by David Niemotko Architects PC

Cover Letter dated December 29, 2021 by David Niemotko Architects PC

Long EAF dated March 22, 2021 by David Niemotko Architects PC

Next Planning Board Workshop/Meeting:

January 25, 2022 – Regular Meeting
Submission Deadline: December 30, 2021