

**VILLAGE OF MONROE
PLANNING BOARD
MEETING AGENDA**

**TUESDAY MAY 25, 2021
7:00 P.M.**

PRESENT: Chairman Boucher, Members Allen, DeAngelis, Hafenecker, Karlich, Kelly, and Parise; Attorney Cassidy, Engineer O'Rourke, Planner Fink, Building Inspector Cocks, Engineer Connell, Engineer Barber, Traffic Consultant Carlito.

Chairman Boucher opened the meeting at 7:00 p.m. with the Pledge of Allegiance to the flag. Chairman Boucher stated that this meeting is being held via Zoom in conformance with Executive Order 202.10 from the Governor Cuomo.

Regular Meeting

1. **The Q – Site Plan – (222-1-13, 14, & 15)**

Present: Steve Esposito, PE; John Till, Architect; John Coladonato; Aaron Goldklang, Owner;

Engineer O'Rourke provided his comments. His office had provided comments on both the site plan and the SWPPP which the applicant is working to address. Chairman Boucher asked Engineer Esposito if the renderings requested by the board were available for tonight's meeting. Engineer Esposito stated that the applicant does not have the requested renderings. Engineer Esposito would like to discuss §200-32 of the Village Code with the board. Architect Till and Owner Goldklang are present today and would like to discuss the proposed design of the buildings with the board. Engineer Esposito discussed §200-32 and the project with the board. This project is located on a 10-acre site in the UR-M zoning district and the plan is consistent with the comprehensive plan which identifies the need for diverse housing. A constraints analysis based on the code was conducted and the density was found to be 122 units. 72 units are currently proposed, which is 60% of what the code allows. The code for UR-M zoning district allows for up to 25% development coverage. This application would have just over 10% development coverage. The applicant is required to keep 15% of the site as open space; the applicant is willing to put a conservation easement for preservation of perpetuity. The area of disturbance is going to be clear cut. A robust landscape plan is also proposed. §200-32 requires that the applicant do a tree survey, inventory all existing trees and tag them, and also overlay all the tree information onto the development plan. The applicant is then also required to come up with a plan that mitigates what is potentially impacted by development, or instead provide an adequate landscape plan. Knowing that all the trees within a disturbance area will be cleared, Engineer Esposito instead proposes that the limits of clearing are delineated instead. The board can review the line of clearing and if there are any trees in the vicinity of that disturbance limit the applicant can locate those and work towards preserving those trees. Over 100 deciduous and evergreen trees, 462 evergreen and deciduous shrubs, 260 perennials, and

440 grasses are proposed to be planted on the landscape plan. The larger, deciduous trees on the plan are 3 – 3 ½ caliper and the smaller ornamental trees are 2 – 2 1/2 caliper tree size. Instead of spending money on the tree survey field exercise maybe the applicant should look to increase the plantings and look to plant additional trees. Planner Fink offered his comments. What the applicant is proposing, regarding the delineation of the disturbance area, looks like a reasonable approach. The board should go out and do a field visit of the area and review what trees are going to remain or be cut down. Based on what the board can see at the field visit additional comments to the landscape plan can be provided. Member Parise agrees with the applicant and that the board should go to the site and have the trees in the disturbance area and building corners be marked off. Member DeAngelis agrees with Member. The board agreed to conduct a site visit for this application at 3:00PM on June 11, 2021. Chairman Boucher requested that the applicant mark the width of the road to mark the proposed improvement on Stephen Lane. Engineer Esposito stated the improvement for Stephen Lane will be marked for the board's June 11, 2021 site visit. Attorney Cassidy stated that the site visit will be noticed on the Village of Monroe website as a work session. Engineer Esposito discussed the design concept for The Q. Even the name, "The Q", is gearing this product towards professional millennials. The rooms are spacious, two-bedroom units, each with a washer/dryer unit. This is a quality product with a landscaping plan and amenities. The applicant's goal is to make this project something special. Architect Till stated that the applicant spoke with their professionals and also marketing professional to create a design to fit the demographic they were seeking. There was a lot of thought put into this concept and look. The professionals have looked at this project and have agreed that this is the right direction to go for the demographics. The ownership is very excited about this look; the look is fresh and they're eager to work with this design. This design is the proper scale for this project. The project site is fairly remote in terms of visibility as the location is not in the center of town and behind an established neighborhood settled into trees. There is the right atmosphere for this look. There are so many factors put into the design from the site planned, the footprint, the design of the units, and the look of the building that ties it all together. We're looking to move forward with this design. Each individual unit has its own entrance and cover; there are no common hallways or rooms. Each person living there would have the sense that it's their own house which is part of the concept. We're looking for young professionals that are starting out in the area and the applicant wanted to give them an option that was not a standard cookie cutter condominium look. Chairman Boucher stated that this planning board also acts as the Architectural Review Board. Chairman Boucher asks if the applicant's professionals who reviewed the design for this project seen the architecture of the rest of the Village. Architect Till stated that he and his children have grown up in Monroe so he has a vested interest in this area. The marking professionals on this project are also from the Monroe area. The applicant is not looking to replicate another project in the area; they are looking for something that goes in a different direction. The elements of design are of the proper scale and size for the buildings proposed and the type of residential look. The color palette is composed of muted, soft colors which will work well on all the buildings. Member Parise asked if the roof over the doors is a flat roof. Architect Till confirmed that there is flat roof shown over the doors and each entrance will have its own covered horizontal porch. The roof is designed to accommodate the snow loads in the winter. The flat roof is not actually a flat roof, there is a pitch to it. The actual roofing materials would be a membrane roof that would pitch the drain from right-left to a concealed gutter or downspout on the right or left side. Member Parise stated that he is not a fan of the stucco and prefers the vinyl clapboard which is being used as the material for the vertical boarding, the back, and siding. Member Parise suggest that the flat area where the two windows are towards the doors should be peaked a little bit into the roof.

The roofs are all set and staggered, which is nice. Architect Till stated that technically behind the flat area there is a pitched roof for watershed and proper flashing. The horizontal lines are part of the design. The porch design has a linear roof, the tower design has a linear roof, and the horizontal lines ties in that concept in terms of scale and height. As far as the materials, the goal was to vary the materials around the building in a subtle way so that the building has some interest. The materials were pushed and pulled, there are vertical and horizontal components. The stucco component is set in the background and is the furthest back portion of the building which will give the building a simple texture. Using different materials breaks up the length of the building. Member Parise noted that there are a few colors being used which may not be the way to go. Architect Till stated that the buildings in this project are fairly long and effort was made to try and break up the façade by pushing and pulling which can be seen on the footprint of the building. The pushing and pulling comes at a lot of expense. By breaking up the length of the building a person walking to their residence can identify their home by the door, which will look different from their neighbor's door. The entrances are separated so that there aren't too many entrances in the same location. The differences in color also help to identify certain areas of the building and break up the length of the building. The colors are complementary so they work well together. There is the same footprint at the back of the building as the front; all sides are fronts as units are on all sides. This is a very wooded site which eventually opens up to the golf course. Member Parise stated that buildings in the area like the Sacred Heart Church and the Northeast Community bank are more modernized. Architect Till stated that texturally around the Village there are modern concepts like the ones being used with The Q. The Northeast Community Bank is conceptual, the McDonald's is conceptual horizontal building concept. These concepts are out in the neighborhood. These concepts also work well on residential buildings as well. These newer and edgier looks, from a marketing perspective, appeal towards young professionals that want to live in a building that is more progressive and environmentally friendly. These buildings are brand new and meet the 2020 New York State energy code. The high and low window placements are strategically placed in rooms for high and low ventilation. These concepts are important to young people as they're looking for a place to rent and make their home; an effort was made to try and bring these concepts into the designs. Member Parise stated that from what he can see these designs conform with the neighborhood and the buildings being built, citing the McDonald's and Northeast Community Bank as examples. It's more modernized. Architect Till stated that the building's heights conform with the Village; the applicant is not seeking and height variances. Although it is subtly shown on the elevations the buildings are being stepped down through the site. When the board visits the site they will see the natural grade from the front to the back of the site which the buildings will step with. Architect Till worked with the engineers to get the grading properly so the buildings better fit the site. Member Hafenecker asked, regarding the color of the buildings, if it would be possible to bring in more earthy tones like green so the building blends into the environment. Member Hafenecker stated that overall he does like the renderings as far as materials used. Architect Till stated that the applicant is trying to keep the color palette simple and uniform. It's important that the hues and the colors blend together and work well. The colors chosen do work well together. Member DeAngelis stated that the buildings look like row housing to her. She does not believe this will attract young professionals to the site. Member DeAngelis is in favor of having a colonial look. Member Karlich is not in favor of the look; the buildings look like a warehouse. The other contemporary buildings in the area, such as the Northeast Community Bank and McDonald's, are all commercial buildings and not residential. These buildings are surrounded by residential, one family homes. The proposed design does not fit in with those houses. Member Karlich is not in favor of the windows, colors, or look of the buildings. Architect Till noted that the materials

used on these buildings are familiar on other homes, such as horizontal siding and roofing shingles. The direction the applicant wants to go in is not to have a standard residential or colonial look. The marking experts consulted agreed that the current building design is the direction they'd like to see the project go. Member DeAngelis and Member Karlich do not believe that this design direction is where they would like to see Monroe go. Member Kelly agrees that the buildings are square and modern looking and is not sure if the design is consistent with the surrounding buildings and home. Chairman Boucher agrees with Member Karlich that when four of these buildings are put together they may have a warehouse look. Chairman Boucher does not believe that the design conforms with the neighborhood. People love to come to Monroe for the colonial look. Chairman Boucher doesn't believe there are any residential buildings in Monroe that have a modern design to such a degree as The Q. Although the project site is nestled in a forest area, Chairman Boucher does not want to approve a project on the grounds any design concerns are not a problem because people won't be able to see the buildings. Chairman Boucher also notes that designs which were considered "modern" 40 years ago no longer look modern and have gone out of style. Chairman Boucher would prefer to see a different rendering of the building design as the board had originally requested. Member Hafenecker asked if the materials used on the buildings are paintable, should a design wanted to be changed down the road. Architect Till confirmed that the materials can be painted. These are more vinyl-type products, and the idea is to keep the maintenance and lifecycle costs to a minimum with more maintenance-free products. Architect Till also noted that the horizontal element over the doorway is the same as a porch over a building. The applicant did not go with all flat roofs and also has pitched roofs, so the texture of the roof and shingles can be seen from all angles. This is common in the neighborhood. The materials, such as the horizontal clapboard style siding and vertical siding, are also popular in new subdivisions that his is involved with. Just because there isn't a colonial gable doesn't mean that The Q's buildings don't fit in. The project site is further back from the road, which can be a good location for this type of project. From a professional standpoint it looks like this project will be a success, from an architectural standpoint the design has the right scale. There is a lot going for this project and Architect Till believes it can work very well in the community and will be received well. Member Allen stated that he likes the renderings. The design is a modern look. Member Allen has traveled to cities such as Denver, Colorado and Tampa, Florida and all the residential design is moving in this modern direction. The project site is not in the middle of town where the modern design would look out of place. Member Parise noted that the apartments built on Lois Lane were built around 40 years ago, and although they were in style at the time now they look old. Building Inspector Cocks stated that he is in favor of how The Q's buildings are designed now; the buildings are designed in a modern direction. This project isn't in a historical district. Member Parise stated that this is new housing and new development. Is the board looking to build something like the older apartments on Lois Lane or something more modernized. Modernized housing can be seen in New Jersey and Connecticut. Owner Goldklang offered his comments to the board. Around 2012 he went to contract on this property and about three years later he closed on the property. There have been ups and downs with this property, and well over 1 million dollars invested in the design. The original design was for assisted living. Due to the floating zone change this project was on hold for around 34 months. Around two years ago he approached the planning board with a new design. Originally, as per code, there were around 132-136 units proposed. Owner Goldklang stated that he made the decision to cut down the amount of units by 40-50% because he was not interested in creating a cookie cutter project. Owner Goldklang was looking to create a project that the community would be proud of and would draw professionals to. There are not many other projects like this in the Village of Monroe. This

design will cost Owner Goldklang much more money than if he chose a different design. Owner Goldklang stated he wanted to do something nicer and better than a cookie cutter project. Owner Goldklang stated he has done tens of millions of dollars of projects in other cities around the country and the local mayors and politicians were all happy with the work that was done. Owner Goldklang noted that The Q project is an open market project and intends to deliver an open market project to the Village of Monroe that the Village will be proud of. He has invested a lot in this project. Chairman Boucher appreciated Owner Goldklang's comments and noted that the purpose of the planning board is to ask all these questions about the project and review the surrounding area. Chairman Boucher did not want the applicant to interpret the planning board's discussion as disagreement against the applicant's project. The planning board is a voice of the community and they are trying to uphold this role. Owner Goldklang stated that the proposed design for The Q was given to the Village around 18 months ago and an entire development has been created around this design. It is upsetting when after 18 months there are doubts about the design; it feels like he is starting all over again. After how many years will talk of construction begin. At the first meeting when this design was first presented to the board there were no complaints; everyone liked it. When the direction is changed after 18 months when everything is designed around the concept the project is delayed another two years. Chairman Boucher stated that the stage when the designs were received the planning board would not have been looking at the building itself because there is an order to a project's life. Chairman Boucher does not believe that the applicant had appeared before the board for around six-nine months after the initial presentation of the designs. Chairman Boucher does not recall the board ever agreeing to the designs, and at the last three meetings discussion of the design came up and the board requested to see renderings. The board would like to move into the construction stage and also have their concerns and questions answered as well. Architect Till stated that there was a lot of good discussion tonight. As a step forward the applicant would like the confidence that they can move forward with this type of design. Architect Till could take the comments from tonight and work with the design. The design in the same vein with the same modern look, but the form would be worked with. The board discussed how they felt about the design and what steps should be taken about the design. The board had mixed feelings about the design, but agreed that Architect Till should use the comments from tonight and see what changes can be made. Architect Till stated that the comments provided by the board tonight would be reviewed. Chairman Boucher stated that the board will meet for a site visit on June 11, 2021 at 3:00PM. The board will meet at the dirt road past the second house on Stephen Lane. Real Estate Broker Coladonato provided his comments. The marketers that are right are the ones that do a huge amount of surveying. When a survey is done the target demographic is contacted, they are asked to pick building designs from a line up of renderings. McDonald's is a successful corporation of 14,000 stores. When sales fell off, McDonald's invested money to reface their buildings with the goal of attracting younger people. Chipotle has also changed their design. During the marketing period surveys were sent out to the younger generation, young professionals in technology like those working for Google. Those surveyed picked this kind of project design. Chairman Boucher requested that Real Estate Broker Coladonato provide the board with the selections sent out during the marketing survey. Real Estate Broker Coladonato stated that he is also a graduate of Monroe Woodbury Highschool and none of his graduating class can no longer be found in Monroe. The younger generation was leaving the area. With all the work put into this project it is a shame it cannot be seen from the road. Real Estate Broker Coladonato has worked with Owner Goldklang on other projects which have all done very well. This project will work very well in Monroe. Chairman Boucher stated that he appreciated Real Estate Broker Coladonato's comments and reiterated that the discussion tonight was not a

verdict against the project, rather a discussion about what will be best for the Village of Monroe and the community. Member Parise asked Owner Goldklang how the apartments from other projects, with a modern design like what is proposed for The Q, have been filled. Owner Goldklang stated that those apartments are filled by younger professional families. Member Parise asked if that means the design currently proposed is one that can be found on other successful projects, which Owner Goldklang confirmed. Owner Goldklang provided one example of a successful project wherein he invested in a property which is now student housing for a medical school in Middletown. The students are around 20-30 years old and there is a high success rate for leasing the apartments. Owner Goldklang has also invested in a 30 million dollar development, with a modern and trendy design, near Woodbury Commons with tenants already lined up. Owner Goldklang will also have Architect Till review the design and soften up the colors. Two-three months ago the board complained about how dark the building was. The dark shingles on the roof were kept because lighter shingles do not look clean for as long. Chairman Boucher does not recall any concerns about the roof being too dark, just the siding of the buildings. Architect Till stated that in this version of the elevations submitted to the board the field color of the shingle and tower feature were lightened. There are only so many colors available from the manufacturers of these materials.

2. **445 Route 17M - 222-2-2.1**

Present: Larry Torro, PE, Civil Tech Engineering;

Engineer O'Rourke provided his comments. From an engineering perspective the board is at a standstill until the applicant addresses the engineering comments and resubmits. The board agreed to move forward and declare Lead Agency for this project. Member Parise noted that the "Clerk" on the resolution should be changed to "Secretary". Attorney Cassidy stated that copies of the Lead Agency notice will be circulated to the Village of Monroe Board of Trustees, DEC, Village of Monroe DPW, Orange County Department of Planning, Orange County Sewer District #1, and the Monroe Joint Fire District. Attorney Cassidy read the resolution to declare lead agency into the record.

On a motion made by Member Parise and seconded by Member Kelly, it was unanimously: **Resolved that the resolution to declare intent to be lead agency be accepted as amended with all mentions in the resolution of "Village of Florida" corrected to "Village of Monroe" and "Clerk" be corrected to "Secretary".**

VILLAGE OF MONROE

PLANNING BOARD

RESOLUTION TO DECLARE INTENT TO BE LEAD AGENCY FOR THE
APPLICATION 445 ROUTE 17M HOLDINGS LLC

WHEREAS, the Village of Monroe Planning Board is considering action on a proposed site plan application submitted by 445 Route 17M Holdings, LLC for an office building and associated site improvements (SBL 222-2.1-2); and

WHEREAS, a Long Form Environmental Assessment Form dated January 25, 2021 was submitted at the time of application; and

WHEREAS, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is an Unlisted action; and

WHEREAS, after examining the EAF, the Planning Board has determined that the following agencies are involved or interested agencies for purposes of SEQRA: Village Board of Trustees, NYSDOT, NYSDEC, Monroe DPW, Orange County Department of Planning, Orange County Sewer District # 1 and Monroe Fire District, and

NOW THEREFORE BE IT RESOLVED, that the Planning Board makes the following findings:

1. The proposed action is subject to the State Environmental Quality Review Act.
2. The action may involve one or more other agencies.
3. The action is preliminarily classified as an Unlisted Action pursuant to 6 NYCRR Part 617.
4. Coordinated review of the action is appropriate.

BE IT FURTHER RESOLVED, that the Planning Board hereby declares its intent to be Lead Agency for the review of this action;

BE IT FURTHER RESOLVED, that the Planning Board Secretary shall cause notice of such intent to be circulated in accordance with SEQRA;

BE IT FURTHER RESOLVED, that a determination of significance will be made at such time as all information has been received by the Planning board to enable it to determine whether or not the action will or will not have a significant effect on the environment.

On a motion by Member Parise, seconded by Kelly and a vote of 7 for, and 0 against, and 0 absent, this resolution was adopted on May 25, 2021

Member Keith Allen	Yes
Member Jeff Boucher	Yes
Member Geraldine DeAngelis	Yes
Member Paul Hafenecker	Yes
Member Marilyn Karlich	Yes
Member Fred Kelly	Yes
Member Gary Parise	Yes

Filed in the Office of the Planning Board on this _____ day of _____ 2021

Fiona Doherty

Planning Board Secretary

I, Ann-Margret Baxter, Clerk of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

Ann-Margret Baxter, Village Clerk
Village of Monroe

3. **208 Business Center - 201-3-3, -4, -7 and -8)**

Present: Kirk Rother, PE; Ken Wersted, PE, Creighton Manning

Engineer O'Rourke recused himself from this application and Engineer Barber will take his place. Chairman Boucher that there is a redlined and a clean version of the draft scope available for the board's review. Member Parise provided his comments. He has been following up with the Village Board of Trustees regarding the Smith Farm's traffic signal to be installed at Gilbert Street and Route 17M. This traffic light is something that the board should keep in mind as it is now late. After reviewing the Smith Farm resolution it appeared to Member Parise that one condition for the installation of the Smith Farm traffic light had already been met. The board always reviews the project site of an area but should also review the surrounding area. There was a missed opportunity to have a private driveway installed by the YMCA on Gilbert street extension. Chairman Boucher asked Attorney Cassidy to review the triggers for DOT regarding the Smith Farm traffic light. Attorney Cassidy provided an overview of the Smith Farm traffic light for the board. There are two reviews that are to be done throughout the development of the Smith Farm project, one is a traffic study to be conducted every two years and the other review is to be done at the end of the 50 first unit phase. Member Parise read a portion of the Village of Monroe Smith Farm approval resolution which reads "In the event that the applicant shall have provided the \$133,750.00 balance of the funding for the purpose of designing and installing the aforementioned signal to the Village of Monroe at such time as the 35th Certificate of Occupancy has been issued, then there shall be no restriction on the continued issuance of Building Permits or Certificates of Occupancy." Member Parise also stated that Crystal Run had contributed \$45,000 dollars to the traffic light escrow, which was done out of generosity as they were not required to contribute anything. \$178,750.00 is currently being held in escrow for the Smith Farm traffic light. At the time the Village of Monroe was looking to add a traffic light in the Village to pay for the turning lane on Route 17M but this never came to fruition. Member Parise also stated that on page 15 of the Village of Monroe Smith Farm approval resolution it is described that there is the situation where the applicant, the owner of Smith Farm, has to do the traffic study and come up with an analysis which will be passed along to the Village Transportation consultant and Village Engineer. Chairman Boucher asked what events, regarding the Smith Farm traffic light, had happened after the resolution had passed. Member Parise stated that in 2017 the Board

of Trustees was looking to get the Smith Farm traffic signal process started but nothing ended up happening. Attorney Cassidy stated that the Village of Monroe Smith Farm approval resolution has two ongoing study obligations. The first study obligation is that at the end of every 50-unit phase, the applicant is required to produce a traffic study to see if traffic has increased to a level where a NYSDOT warrant would be met for the purposes of issuing the authorization for the Smith Farm traffic light. The second study obligation is that every two years the applicant's traffic consultant and the Village of Monroe's traffic consultant are to review the cost and update the applicant's contribution to the Smith Farm light as needed. Engineer Connell provided a description of how the Smith Farm traffic light situation ties into the 208 Business Center project. Smith Farm has to put in the traffic light at some point. Engineer Connell asked when was the last traffic signal study for Smith Farm conducted. Attorney Cassidy is not sure when the traffic study was conducted, as she was not advising the Village at the time, but speculates that the traffic study would have been completed around when the approval was granted. As Attorney Cassidy understands the situation there was a shift in the Smith Farm traffic light design because of the addition of the turn lane during the 208 Business Center project. The Smith Farm traffic light design was approved before the addition of the turn lane, and now NYSDOT wants a turn lane. Engineer Wersted provided his comments. He reviewed past email correspondence from 2017. A traffic signal design was prepared and presented to NYSDOT. NYSDOT was not sure if a traffic signal was warranted, and so the applicant was required to show proof that a traffic signal was warranted. NYSDOT also had other comments which also described that a traffic signal cannot necessarily be installed if it will be detrimental and create a safety issue. This comment originated from the fact that if a traffic signal were installed, any driver northbound or westbound on Route 17M waiting to turn left would hold up traffic, and that held up traffic would use the shoulder of the road to drive around the waiting drivers. This meant that the applicant would have to get a left turn lane on that road to make the signal acceptable. Chairman Boucher asked how the Smith Farm traffic signal relates to the 208 Business Center project. Engineer Connell stated that it appears that Smith Farm is liable for the signal and potentially the left turn lane at that location. Member Parise stated that the Smith Farm traffic situation's effects branch out into the rest of the area. The Town of Palm Tree is also going to be installing traffic improvements. Member Parise wants to bring up the Smith Farm traffic light situation as nothing has been done yet and he wants to have it on record that something should be done. The Village of Monroe needs to do something. Attorney Cassidy stated that her understanding is that the Village Board has authorized their traffic consultant to do the cost analysis. Secretary Doherty is in the process of verifying the status until the next trigger for the next Smith Farm traffic study. Attorney Cassidy reviewed the intersections studied on the 208 Business Center Traffic study include North Main Street/Schunnemunk Street, Gilbert Street Extension/Route 208/Schunnemunk Street, Route 208 SB/Site Drwy 1/North Main Street. The North Main Street/ Print Ctr Drwy U-turn and the Gilbert Street Extension/ Site Drwy 2 U-turn, Route 208/17M, Oreco Terrace/Orange and Rockland road intersection, and Route 208 at the 17M eastbound ramps, and the potential impacts of the YMCA expansion were also reviewed in the 208 Business Center Traffic study as well. 24 Gilbert, 310 Schunnemunk, 326 and 328 Route 208 Warehouse, Threetel, Clovewood, 424 and 431 North Main Street. One of

the alternatives was the Schunnemunk Bypass. The applicant will be analyzing these roads as part of their EIS. There is the every two year Smith Farm traffic study currently being undertaken by the Village Board, and the warrant for the second traffic study has not yet been met. The Village of Monroe cannot install the Smith Farm light until an analysis is provided showing that a light should go there. Member Parise stated that he brought up the Smith Farm traffic light in part because a resident had written a letter and brought up the topic of the Smith Farm light. There will be 181 homes at Smith Farm where cars will be traveling to and from. Attorney Cassidy stated that the goal of the planning board tonight is to decide whether the scoping document provided is adequate or not. Engineer Connell, Planner Fink, and Engineer Barber have provided extensive comments on the scope. The goal here is to adopt the draft scope so that the applicant can move forward with the EIS. Traffic is the number one issue with the 208 Business Center project. If there is further discussion on the roads and intersections the planning board can request that the applicant provide further information. Chairman Boucher wished to put on the record that the Village Board is engaged and looking into the Smith Farm traffic light. Engineer Barber provided her comments. Engineer Rother provided a draft scope which addressed many of the planning board's comments. The red-lined revisions capture the comments from the Town of Monroe and some other involved agencies. Mr. Manson's comment about **that area** and that development had to do with a pedestrian corridor. Some of the future conditions with **the project** say to discuss description for future pedestrian bicycle and transit connectivity and circulation, some of which is captured in the draft scope. Engineer Barber and Planner Fink believe that the current draft scope is a good, solid document. Attorney Cassidy read the resolution to adopt the Final Scope into the record.

On a motion made by Member Kelly and seconded by Member DeAngelis, it was unanimously: **Resolved that the resolution to adopt the final scoping document be approved be accepted.**

VILLAGE OF MONROE PLANNING BOARD
RESOLUTION TO ADOPT THE FINAL SCOPING DOCUMENT
208 BUSINESS CENTER

WHEREAS, 208 Business Center LLC (hereinafter "Applicant") submitted an application for Site Plan Approval and Conditional Use Permit to the Village of Monroe Planning Board to develop a 5.076± acre assembly of parcels on State Route 208 and North Main Street, identified as Section 201, Block 3, Lots 3, 4, 7 and 8; and

WHEREAS, the Planning Board has been designated as Lead Agency pursuant to the State Environmental Quality Review Act (SEQR) for conducting a coordinated environmental review of this Type I Action;

WHEREAS, the Planning Board adopted a positive declaration on February 23, 2021; and

WHEREAS, the applicant caused a draft scoping document to be prepared in accordance with 6 NYCRR 617.8;

WHEREAS, the Planning Board held a duly noticed public hearing on March 23, 2021;

NOW THEREFORE BE IT RESOLVED, after consideration of the public comment and the comments and revisions offered by the Village's Planner, Traffic Engineer, Village's Engineer, Town of Monroe Planning Board and the New York State Department of Transportation, the Planning Board hereby adopts the annexed document as the final scoping document to be used for the preparation of an Environmental Impact Statement.

BE IT FURTHER RESOLVED, that the Planning Board hereby authorizes the Planning Board Secretary to circulate the Scoping Document to all other involved and interested agencies.

On a motion by Member Kelly, seconded by Member DeAngelis, and a vote of 7 for, 0 against and 0 absent, this resolution was adopted on May 25, 2021.

Member Keith Allen	Yes
Member Jeff Boucher	Yes
Member Geraldine DeAngelis	Yes
Member Paul Hafenecker	Yes
Member Marilyn Karlich	Yes
Member Gary Parise	Yes

Filed in the Office of the Planning Board on this _____ day of _____ 2021

Fiona Doherty
Planning Board Secretary

I, Ann-Margret Baxter, Clerk of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

Ann-Margret Baxter, Village Clerk
Village of Monroe

Approval of Minutes

April 27, 2021

On a Motion made by Member Parise and seconded by Member Hafenecker, it was **Resolved that the April 27, 2021 meeting minutes be approved.**

May 10, 2021

On a Motion made by Member Kelly and seconded by Member Parise, it was **Resolved that the May 10, 2021 workshop minutes be approved.**

Adjournment

On a Motion made by Member Parise and seconded by Member Hafenecker, it was **Resolved that the May 25, 2021 meeting be Adjourned at 9:00PM.**