

**VILLAGE OF MONROE
PLANNING BOARD
WORKSHOP/MEETING AGENDA**

**MONDAY SEPTEMBER 13, 2021
7:00 P.M.**

Pledge of Allegiance
Announcement of Fire Exit Locations

Public Hearing

1. The Q – Site Plan – (222-1-13, 14, & 15)
 - a) [Landscape Plans](#)
 - b) [Plan Set - 07-30-2021](#)
 - c) [SWPPP Report - July 2021](#)
 - d) [SWPPP Response 07-30-21](#)
 - e) [The Q - Still Road - 07-26-2021 - Elevations](#)
 - f) [The Q - Rendering](#)

2. 548 Rt 17M – Site Plan - (220-4-8)
 - a) [548 Route 17M Site Plan 08-25-2021](#)
 - b) [PB Cover letter 548 Rt 17M 08-30-2021](#)

Regular Meeting

1. 310 Stage Road Multifamily – Field Change – (213-1-31)
 - a) [Field Changes Plan](#)
 - b) [Plumbing Letter - 310 Stage Road Monroe NY](#)

2. The Q – Site Plan – (222-1-13, 14, & 15)
 - a) [Landscape Plans](#)
 - b) [Plan Set - 07-30-2021](#)
 - c) [SWPPP Report - July 2021](#)
 - d) [SWPPP Response 07-30-21](#)
 - e) [The Q - Still Road - 07-26-2021 - Elevations](#)
 - f) [The Q - Rendering](#)

Next Planning Board Meeting:

October 26, 2021 (Submission Deadline: October 15, 2021)
Village of Monroe Village Hall.

3. St. Paul – Free Standing Sign (222-1-4)
 - a) [St. Paul - 239](#)
 - b) [Revised sign 7-12](#)
 - c) [Sign as Installed](#)
 - d) [St. Paul's A1 REV. 07.28.21](#)

4. 548 Rt 17M – Site Plan - (220-4-8)
 - a) [548 Route 17M Site Plan 08-25-2021](#)
 - b) [PB Cover letter 548 Rt 17M 08-30-2021](#)

5. 251 High Street – Subdivision (206-1-2)
 - a) [251 High Street Subdivision Plan Set 08-25-21](#)
 - b) [Planning Board letter 08-30-2021](#)

6. 445 Route 17M – Site Plan - (222-2-2.1)
 - a) [445 NYS Route 17M Site Plan 08-30-2021](#)
 - b) [445 Route 17M Composite Plan 08-30-2021](#)
 - c) [445 Rt 17M Response letter 08-30-2021](#)
 - d) [445 Rt 17M SWPPP 8-27-21](#)

Informal Presentation

1. 494 Route 17M – Informal Presentation - (215-1-11)
 - a) [494 Application](#)
 - b) [Kareoke Bar Set 8-27-21](#)

Approval of Minutes

1. [July 27, 2021](#)
2. [August 9, 2021](#)

Adjournment

Next Planning Board Meeting:

October 26, 2021 (Submission Deadline: October 15, 2021)
Village of Monroe Village Hall.

Applications:

1. **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 elevations to review color and design and schedule a Public Hearing if revisions are deemed acceptable.* 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 *Elevations* August 2nd, 2021, *Rendering* August 2nd, 2021, *Site Plan 18 Pages* by Engineering & Surveying Properties dated July 30, 2021, *SWPPP* by Engineering & Surveying Properties dated July 2021, *SWPPP Response* dated July 30, 2021.

2. **548 Rt 17M – Site Plan - 220-4-8** – Located at 548 Route 17M, Monroe NY, next to the Mombasha Firehouse *Planning Board to review submitted documents.* Application is for Site Plan Approval involving the expansion of existing use with the installation of a 4,666 sq. ft Warehouse including a 500 sq. ft. Mezzanine. A 4,200 sq. ft Open Shed will be added with the proposed Warehouse, and an existing shed will be demolished. This project is located in the GB Zone. Special use for office is permitted, but warehousing requires a special use permit. **Escrow N/A**

Received *Site Plan* by CivilTec dated July 30, 2021, *Cover Letter* by CivilTec dated July 30, 2021.

3. **St. Paul – Free Standing Sign (222-1-4)** – St. Paul Lutheran Church, located across from Sacred Heart Church on 21 Still Road. *Planning Board to review submitted documents, first appearance.* Application for an Amended Site Plan for the purpose of erecting a second free standing sign. Applicant has obtained a variance from the ZBA to allow for a second free standing sign. **Escrow N/A**

Received *Site Plan* by Barry Terach dated July 28, 2021, *Revised Sign* dated July 12, 2021, *Sign as Installed Rendering* dated July 2021.

3. **251 High Street – Subdivision - 206-1-2** – Located at 251 High Street, Monroe NY, near the Shoprite Plaza. *Planning Board to review submitted documents.* Application for a four-lot subdivision, each proposed lot sized at approximately 20,000 sq. ft. Each lot is to contain one 2,160 sq. ft. single family residence. All lots will require a 48 ft. variance due to insufficient width. Parcel is in the SR-10 Residential Zone, and all existing structures are to be demolished. Stormwater facilities will be provided with ultimate tie into the existing drainage in High Street. **Escrow N/A**

Received *Subdivision Plan* by CivilTec dated August 25, 2021, *Layout Plan* by CivilTec dated August 25, 2021, and *Cover Letter* by CivilTec dated August 30, 2021.

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4. **445 Route 17M – Site Plan - 222-2-2.1 – Located at 445 Route 17M, Monroe NY near the ACP Plaza** *Planning Board to review submitted documents.* Application for Site Plan Approval for the proposed construction of a two-story building containing 35,568 sq. ft. of office on two floors with basement-level accessory storage. Project site is a 1.88 acre lot in the GB Zone with frontage on Route 17M. There is an existing single-family dwelling which is to be removed. **Escrow N/A**

Received *SWPPP* by CivilTec Dated August 2021, *Cover Letter* by CivilTec dated August 30, 2021, *Site Plan Set 11 Pages* by Civil Tec dated August 2021,

1. **494 Route 17M – Informal Presentation - (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 N/A**

Received *Application* dated August 2021, *Floor Plan* by Barry Terach Architect dated August 27, 2021, *Map of Survey* by Hagopian Realty Corp. dated May 14, 2020, Proposed Site Plan by Raimondi Associates, P.C dated October 10, 1989.

2. **310 Stage Road Multifamily – Field Change – (213-1-31) – Located at 310 Stage Road, Monroe NY near Route 17M near the Village of Monroe Mill Ponds.** Application for Field Change approval relating to the relocation of a hydrant and revision of a 6in water line to a 2in water line. Project site is located in the CB Zone. **Escrow N/A**

Received *310 Stage Field Changes Email* dated August 23, 2021, *Field Changes* by Arden Consulting Engineers dated August 18, 2021, *Plumbing Letter* by Arden Consulting Engineers dated August 6, 2021

Received *Site Plan (11 Pages)* by CivilTec dated July 28, 2021, *SWPPP* by CivilTec dated July 2021, *Cover Letter* by CivilTec dated July 28, 2021.

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