

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
MARCH 19, 2018  
MINUTES**

**PRESENT:** Chairman Parise, Members Cocks, DeAngelis, Karlich, 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. **Monroe Shop Rite Plaza –Verizon Micro Cell – (203-2-5)**  
**Present:** Hyde Clarke, Esq.; Patrick Corbett, PE

Chairman Parise read the public hearing notice into the record. Attorney Clarke submitted the proof of mailing of the public hearing notices. Attorney Clarke described the project as a micro cell cantenna which will be installed on top of an existing light pole in the parking lot in front of the Shop Rite store on the property. A 115 mph wind certification was submitted to the board for the antenna and pole. The foundation will not take up any additional parking spaces and will be located within the same footprint as the existing light pole. Chairman Parise opened the hearing to the public. No one from the public was present.

On a motion made by Member Cocks and seconded by Member DeAngelis, it was unanimously **Resolved, that the Public Hearing for Monroe Shop Rite Plaza Verizon Micro Cell Amended Site Plan be closed.**

**REGULAR MEETING:**

1. **Monroe Shop Rite Plaza –Verizon Micro Cell – (203-2-5)**  
**Present:** Hyde Clarke, Esq.; Patrick Corbett, PE

Engineer O'Rourke noted that the outstanding issues have been addressed. The unit has been removed from the roof as the board requested; the wind speed certification has been provided; the plan has been revised to show the footprint of the pole will not be any larger than it currently is and will not impact parking; and a structural report has been provided. The applicant is currently working with Orange & Rockland regarding mounting height. Attorney Clarke confirmed that they are waiting for Orange & Rockland to confirm the height of the unit. Member Cocks asked why the meter was being shown on the pole. Engineer Corbett stated it was Orange & Rockland's decision as to where the meter would ultimately be located. Engineer O'Rourke added that there is a note on the plan specifically referencing that the pole height and meter location would be per Orange & Rockland's direction.

On a motion made by Member Cocks and seconded by Member DeAngelis, it was unanimously **Resolved, that the Planning Board types this application as an unlisted action, and issues a negative declaration under SEQRA.**

On a Motion made by Member Cocks and seconded by Member DeAngelis, it was unanimously **Resolved, that the Planning Board grant approval for the amended site plan for Monroe Shop Rite Plaza – Verizon Micro Cell last revised 2/28/2018 subject to final review by Engineer O’Rourke upon Orange & Rockland establishing the height and meter location; and subject to all conditions and notes on the plans; and all fees, bonding and administrative actions are paid.**

**2. Threetel 2 Lot Subdivision – (203-3-3.2)**

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

Engineer Torro described the application as a proposal to separate the retail portion of the site from the warehousing portion of the lot with a subdivision. All bulk requirements are met with the exception of any preexisting, non-conforming setback issues. There are no site disturbances or improvements being proposed. This is only to create two lots. Building Inspector Cocks brought up the question of any required variances with regard to non-conformity. Building Inspector Cocks felt that the non-conformity was not being increased by adding the lot line; the setbacks are the same, the lot coverage is the same. Attorney Levinson and Engineer O’Rourke agreed that the addition of the lot line does not increase the non conformity therefore no variances are required. Engineer O’Rourke noted that easements and cross easements would have to be amended and added to accommodate for access and parking; 239 review is required; and this will require a public hearing.

On a Motion made by Member Cocks and seconded by Member Karlich it is unanimously **Resolved that a Public Hearing be set for Threetel 2 Lot Subdivision on Monday, April 16, 2018 on or about 7:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY; and it was further unanimously Resolved that the Planning Board forward plans to Orange County Planning for review pursuant to GML §239.**

**3. ACP Kmart Plaza – Amended Site Plan – (222-1-5.1, 5.2)**

**Present:** Larry Torro, PE, Civil Tech Engineering; John Boccato, Manager; Ira Emmanuel, Esq.

Engineer Torro described the project as a modification to an existing vacant portion of the shopping center. Planet Fitness would utilize 20,000 sq. ft and Auto Zone 6,950 sq. ft. The footprint of the existing building would be used and the portions for Planet Fitness and Auto Zone would remain. The remainder of the building would come down. Additional parking and drive lane for circulation would be added as well as a pad site for a future tenant with the potential of a drive thru window. Chairman Parise mentioned that the snow is not being removed from the parking spaces as it used to be in the past. The snow used to be deposited at the rear of the site by the detention pond which

worked very well and asked why that wasn't being done today. Mr. Boccato stated he has been in contact with their contractor and they are working to move the snow. This has been a lot of snow in a short period of time. The board understood the snow issue, but reminded the applicant that snow cannot take up so many parking spaces. Engineer O'Rourke discussed his review. The layout is acceptable but more technical details need to be provided. Orange County Planning will need to review pursuant to 239. Landscaping and lighting details will have to be provided. Areas of demolition and plans for demolition including noise, traffic and safety plans to be implemented during construction needs to be provided. ADA compliance should be documented on the plans. Existing water and sewer connections should be shown and any proposed modifications or improvements should be identified. Engineer Torro stated he has been in communication with the Village water department regarding the hook ups. Existing stormwater pipes and catch basins should be shown. A parking calculation should be provided and ingress/egress locations to the proposed buildings should be shown. More detail is necessary for the area behind the proposed Auto Zone. Chairman Parise commented that the exit from the plaza, making a left onto Still Road is dangerous because of the proximity to the intersection with 17M. Chairman Parise suggested looking into opening up the rear entrance, behind Star Liquors, to allow more time to make a left onto Still Road. Member Karlich commented that the entry seems to flow directly into the new proposed parking spaces between Auto Zone and the pad site and she feels that is dangerous. Member Karlich asked why the extra parking spaces were shown. Engineer Torro stated that the spaces were a requirement of the lease for Auto Zone. Member Karlich felt that if there was enough parking on the site there was no reason that additional parking be added. Member DeAngelis stated that the dumpsters at the rear of the plaza are loose and all over the place and dumpster enclosures should be included on the plan. Building Inspector Cocks added that there are maintenance issues at the rear of the buildings which need to be addressed. Engineer Torro added that the pad site is not leased yet and would seek to call that Phase 2 as a proposed pad site and just clear and secure the area until it was ready to be developed. Member Karlich asked how they were going to leave the site. Engineer Torro stated it would be demolished, cleaned and graveled. Member Karlich felt that was unacceptable and suggested grass or plantings. Engineer O'Rourke agreed it could be a lawn until it was developed. Attorney Levinson added that any lawn would require maintenance.

### **Other Business: Proposed Local Law 3 and 4 of 2018 review for Village Board**

The board read the proposed changes contained in the proposed Local Laws # 3 and 4 and found them acceptable with modifications.

On a Motion made by Member Karlich and seconded by Member Cocks it is unanimously **Resolved that the Planning Board accept the proposed revisions in LL 3 and LL 4 with the following modifications:**

The Table of District Uses and Bulk Regulations for the SR10 and SR20 districts are hereby amended to repeal the maximum building height of "35/2.5 (35 feet or 2.5

stories) in all use categories, and replace it with “30/2.5 (30 feet/2.5 stories) in said use categories be modified to read:

The Table of District Uses and Bulk Regulations for the SR10 and SR20 districts are hereby amended to repeal the maximum building height of “35/2.5 (35 feet or 2.5 stories) in all use categories, and replace it with maximum building height containing habitable space up to 30/2 (30 feet/2 stories) with a maximum total building height at peak of 35/2 in said use categories

Section 200-39(8) of the Village Code, regarding provisions for “temporary real estate signs and temporary political signs” as exempt signs, is hereby amended to include the following language at the end of the existing provision: “The erection or placement of any temporary real estate and/or political sign within the public right-of-way of any State, County or Village right-of-way shall be at the sole risk of the owner or occupant of ~~any~~ the lot on which it is placed or erected, and the Village of Monroe shall not be liable for any damage to, or removal of, any such signs, if said damage or removal occurs ~~in~~ during the course of proper highway or other Village maintenance.”

### **APPROVAL OF MINUTES**

On a motion made by Member DeAngelis and seconded by Member Karlich, it was Resolved **that the Minutes of the February 12, 2018 meeting be approved.**

### **ADJOURNMENT**

On a motion made by Chairman Parise and seconded by Member Karlich it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 7:45 p.m.