

**VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
APRIL 11, 2018
MINUTES**

PRESENT: Chairman Parise, Members Cocks, DeAngelis, Karlich, Engineer O'Rourke, Attorney Levinson, Building Inspector Cocks

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.

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

Present: Larry Torro, P.E., Civil Tech Engineering

Engineer O'Rourke discussed his review. The applicant made a lot of adjustments to the plan based on the planning boards input, specifically regarding the second rear entrance and striping detail. The police department confirmed that only one accident was reported within the last year on Still Road which was from a vehicle exiting TD Bank. No reported accidents from the ACP shopping plaza. Engineer O'Rourke noted that the internal intersection proposed is a typical 4 way intersection, but should be sent to emergency services for their input. Discussion was held regarding the proposed retail building which would be built at a later time, and that maintenance of the pad site needs to be addressed. The proposed construction fence appears to impede vehicle movement along the rear of the site and should be adjusted to allow for two way traffic. The demolition plan should be more specific to the site and proposed work. Details for curbing and sidewalk ramps as well as striping details should be provided for the ADA details. Any loading zones must meet Village Code. Profiles and/or inverts should be shown for sewer service to the building and for connection to the existing sewer main. Catch basin details need to be provided. Spot elevations should be added for the entranceway to ensure that flow is being directed from the new travel lanes and parking areas to the catch basin. Roof leader discharge locations and trench details should be added to the plans. Proposed drainage pipe connection to the existing storm water system should be designed to include all inverts and pipe slope. The plans should clearly define disturbance areas and same should be noted on the plan. The landscaping plan should be more detailed and the board should discuss what is proposed on both the landscaping and lighting plan. Building signage should be provided on the plans. 239 review will be required and the plans should be sent to emergency services for their review as well. Engineer Torro stated that he spoke with the Village Water Department and that they would be using the existing water service. Chairman Parise asked how many showers would be in Planet Fitness. Chairman Parise felt that Planet Fitness could increase the sewer usage and should be approved by OC Sewer. Engineer Torro noted that Planet Fitness looked to open on this site several years ago and the County approved it, however he would look into the bathroom

sizes and confirm with the County on the additional usage. Member Cocks commented that the wall lighting is sufficient, but there needs to be better lighting between the pad site and the corner of the existing building on the other side. The rear of the buildings should have increased lighting as well since there will be more parking at the rear now. Attorney Levinson commented that maintenance provisions need to be made for the temporary pad site to ensure it's kept in a nice condition until it is developed. Discussion was held by the board. Engineer Torro suggested making that area parking until they were ready to build. The board was satisfied with that idea.

2. 603 Stage Road – 4 Lot Subdivision – (219-3-7)

Present: Jeremy Havens, Esq.

Attorney Havens stated he represented John Paul Simonson who is the executor of the Estate of Carolyn Falk, the current owner of the property. Attorney Havens noted he was very impressed with the technology in use and found a benefit to having plans on a large screen. Attorney Havens continued that the owner had an estranged son who needed to be found which caused a significant delay in giving legal authority to sell the property. He has since been found. In addition Lanwin-Olympia was the applicant in the subdivision application on behalf of Ms. Falk and was developer of the property. The developer has since backed out of the project, the engineer has been terminated and now the executor is in the process of attempting to sell the property. Attorney Havens is seeking a 6 month extension of approval to allow for time to list the property for sale as a property with an approved subdivision. Engineer O'Rourke stated that final approval was given and the only outstanding item is posting a bond before filing the subdivision plans. Attorney Levinson stated that based upon the circumstances presented regarding the death of the owner the board should grant another 6 month extension.

3. Verizon Wireless Monroe Dental – Special Use Renewal – (217-3-13.1)

Present: Hyde Clark, Esq.

Chairman Parise stated he visited the site to listen for any noise and found no noise being generated by the unit. The building department has not received any complaints. Attorney Clark stated there have been no changes to the site or the unit.

4. Bridges at Lake Parc – Site Plan (211-1-1)

Present: Brian Brooker, PE, Brooker Engineering; Joseph Haspell, Esq.

Engineer Brooker stated the latest submission has addressed most of the prior engineering comments. New engineering comments were received and Engineer Brooker felt most of these comments were already addressed as well. Discussion was held and was agreed that Engineer Brooker and Engineer O'Rourke will meet to go over the specific outstanding engineering issues. Some of the outstanding engineer items were discussed. Engineer Brooker stated that the reason the first 2 pages of the plans have not been included is that they are being done by a different firm. Discussion was held regarding the applicant's visit to the Village Board meeting to discuss the situation

with the Smith House. Attorney Haspell stated that there will be something in writing and made a part of the plan outlining that the Village Board will have one year from the time that the plat is signed to decide whether or not they want to accept dedication of the house and accompanying lots. Chairman Parise stated that the Planning Board has not received anything in writing from the Village Board as to what transpired between them and the applicant, and has only heard rumors. Attorney Haspell explained that nothing is in writing as of now as they cannot offer something that does not exist yet. They cannot offer lands for dedication until the plat is signed. Engineer Brooker explained that they purposely phased the project so that the lands in question would be the last phase to be filed. The last phase, phase 4, only includes the lands offered for dedication to the Village, which includes the house. By the time the last phase is ready to be filed the disposition of the lands for dedication will be known. If the Village decides to accept dedication then phase 4 will not be filed and the land will be transferred directly to the Village. If the Village decides to not accept dedication, then phase 4 maps will be filed and those lots will be developed. Engineer O'Rourke added that the map of the last phase could not be filed the way it is today showing the existing building as this map does not meet the setback requirements and the lot line runs through the building. Discussion was held regarding the applicants ability to work on the infrastructure of the remainder of the subdivision prior to phase 4 being filed. Member Karlich asked about the pond and the area around it, and asked who was going to maintain that if the Village does not accept the lots with the house. Member Karlich was concerned that the Village Board does not understand that they will be responsible for the maintenance of the pond and area surrounding it, as well as some of the retaining walls, and feels the Village Board needs to be informed especially when making their determination about the house and extra lots. Engineer Brooker felt the Village would accept the lot with the pond as a park regardless of what happens to the Smith house parcel. Chairman Parise stated this needs to be confirmed with the Village Board and also confirmed that the Village will assume responsibility of the pond area. Engineer O'Rourke stated that in a normal subdivision the Village takes responsibility of storm water areas and ponds. This particular project has been tossed around a lot so this needs to be confirmed with the Village that they will in fact accept responsibility for the pond area, regardless of what happens with the house. Chairman Parise added that he spoke with Mayor Dwyer today and informed him that the Planning Board needs something in writing describing what occurred at their board meeting in November, as we are hearing contradicting details. Mayor Dwyer informed Chairman Parise that there are two new board members who need to be brought up to speed. Chairman Parise understood that the new board members should be informed but this would not halt the planning process, and that the Village Board needs to make a decision. Chairman Parise suggested to Mayor Dwyer that his board read the planning board's project minutes to understand what has transpired for this project to date. Engineer O'Rourke stated that all issues with the DEC still need to be resolved; and a full SWPP needs to be submitted, a note about the knox box and details of the emergency gate should be provided; and a note on the plan regarding blasting should be included. Chairman Parise discussed additional outstanding planning matters which still have not been addressed. Maximum square footage of each house to be constructed needs to be noted on the plan; renderings of the houses to be constructed needs to be submitted

and incorporated on the plan; Orange County gave binding comments in their 239 review which need to be addressed; the board needs to determine if a new 239 review should be done based on the changes; retaining wall details, ownership, maintenance, responsibility, and easements still need to be provided; street name for Road A; street lighting specs should be provided; landscaping needs to be accepted by the planning board; parkland fees need to be finalized by the Village Board before approval and before the maps are signed; construction cost estimate and bonding still needs to be done.

ADJOURNMENT

On a motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 8:05 p.m.