

**VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
MAY 9, 2018
MINUTES**

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

ABSENT: Member 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. Monroe Shop Rite Plaza – Conditional Use Renewal – (203-2-5)

Present: Ronald Kossar, Esq.

Attorney Kossar informed the board that the Plaza was up for conditional use permit renewal. Building Inspector stated there are no issues with the site. Chairman Parise noted that the landscaping has been updated and looks good, and commented that the snow removal over the winter was handled well. Member DeAngelis commented that on the embankment at the entranceway from Route 17M some of the plants need replacing, otherwise the landscaping looks good. Attorney Levinson added that there is some trash around the site, and the curbing around two of the islands near Retro Fitness and the Post office are smashed and need repair. Chairman Parise stated there has been a positive change since Mr. Calabrese took over management of the site. Chairman Parise wanted a time limit as to when the repairs would be complete.

2. 104 Elm Street – Conditional Use Renewal – (207-2-8)

Present: Michael Sandor, PE, MJS Engineering

Chairman Parise stated he visited the site and noticed that there were vehicles parking on the grass, and the grass was torn up and muddy. Engineer Sandor stated that the applicant acknowledged they have a parking issue and have been using the grass, and have considered paving a portion of the grass for more parking. Member DeAngelis asked why they need more parking spaces and asked how many spaces were approved? Engineer Sandor stated there are 7 parking spaces plus a handicapped space. Member DeAngelis asked if that was calculated at site plan approval then why would they need more parking spaces. Attorney Levinson stated that the site plan which was approved was approved with 3 distinct lawn areas. The applicant needs to comply with the approved site plan, clean up re seed the lawn; otherwise the conditional use permit could be withdrawn. Building Inspector Cocks pointed out that there are 3

spots along Elm Street which are parking areas that are not being used. The applicant should consider using this area, as opposed to paving over more lawn. Engineer O'Rourke stated that if the applicant wanted to add more parking spaces where the grass is, perhaps they could rip up the blacktop near Elm Street which isn't being used and make that area green. Building Inspector Cocks added that product and pallets are being left outside, and a neighbor has indicated that tractor trailer deliveries are being unloaded in the street, and not always in the driveway as the plan indicates. Engineer Sandor will discuss these issues with the applicant. Chairman Parise asked that the owner appear at the next meeting so the board can hear directly from him how he will rectify the damaged lawn as well as the other issues mentioned.

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

Present: Larry Torro, PE, Civil Tech Engineering

Chairman Parise stated that the 239 review came in from Orange County. The one part of the review he agreed with was the sidewalk paragraph. Chairman Parise noted that there is a sidewalk along Still Road from the condos at Lois Lane that ends at the rear entrance to the site. Chairman Parise suggested continuing that sidewalk along Still Road to the entrance near Star Liquors, and then turn into the site, to bring any pedestrians as close to the building as possible. Engineer Torro will discuss this with the applicant. Building Inspector Cocks asked if the proposed Planet Fitness would be one or two story. Engineer Torro confirmed it would be single story. Member DeAngelis asked what was going to be done with all of the dumpsters in the rear of the buildings. Engineer Torro stated any new dumpsters would have the enclosures. Engineer O'Rourke discussed his review comments. Engineer O'Rourke noted that the separate retail building is shown conceptually, only showing the area to be paved and striped for temporary parking until a separate amended site plan is obtained. Further detail should be provided on the temporary parking, specifically a note on the plan stating that the existing building is to be removed to below grade and all materials including slab and utilities will be removed; while the area is utilized for temporary parking the sidewalk in this area should be asphalt at grade and striped; and a 2" binder should be sufficient as this is only temporary. Engineer O'Rourke added that the board should discuss any timing requirements they may want to impose on the temporary parking area. Engineer O'Rourke added that a construction cost estimate was submitted and approved by his office and is ready to send to the Village Board for acceptance.

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

Present: Larry Torro, PE, Civil Tech Engineering

Chairman Parise stated the 239 review has been received from Orange County and recommended local determination. The two legal notes discussed at the prior meeting still need to be added to the plan, specifically a note regarding cross easements and a note regarding completion of the improvements on the new lot. Members Karlich and DeAngelis voiced their concern over the steep slope of the driveway where it loops

around the building. Chairman Parise and Engineer O'Rourke agreed to drive on the driveway and report back regarding the slope.

ADJOURNMENT

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