

**VILLAGE OF MONROE PLANNING BOARD
WORKSHOP MEETING
JUNE 13, 2018
MINUTES**

PRESENT: Members Cocks, DeAngelis, Karlich, Engineer O'Rourke, Attorney Reineke, Building Inspector Cocks

ABSENT: Chairman Parise

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

Present: Michael Sandor, PE, MJS Engineering

Engineer Sandor informed the board that since last month's meeting the owner installed ribbon to block parking on the grassed area. Acting Chairman Cocks stated the hedges are horrendous, they are overgrown and have trees growing through them. Acting Chairman Cocks advised that the yard must be cleaned up and trimmed prior to Monday night and the conditional use renewal. Member DeAngelis stated she visited the site and there were 8 vans parked on site and commented that there was a construction trailer on the site and asked if it was permitted. Building Inspector Cocks stated that a registered construction trailer is permitted on the property, and they take the trailer off site during the day to work. Engineer Sandor added that the nature of the business was that the workers meet in the morning, and then leave the site to do work, taking materials with them. Building Inspector Cocks added that the grassed area should be soiled and seeded, not just roped off.

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

Present: Larry Torro, PE, Civil Tech Engineering

Engineer Torro stated the plans have been updated with requested notes, sidewalk and lighting and an updated construction cost estimate has been submitted to include the sidewalk. Member DeAngelis said the landscaping still has not been replaced. Engineer Torro spoke with the property owner and they advised him that landscaping replacement and updating has begun. Engineer O'Rourke stated a public hearing was held and closed, and the board declared a negative declaration under SEQRA. A sidewalk was added to the plan causing a revised construction cost estimate which was submitted and found acceptable. Site plan notes regarding temporary parking and repair of broken pavement and other plan revisions have been added to the plan. Discussion was held regarding the additional light fixtures shown and was agreed that double light heads would be installed on the existing poles in addition to the other lighting proposed on the plan. Member DeAngelis asked about painting the rear of the

plaza. Engineer Torro would look into a timeline as to the painting. Member DeAngelis wants specific dates for when the landscaping and painting will be done. Engineer Torro reminded Member DeAngelis that the applicant has already begun with the landscaping.

3. Mombasha FD Amended Site Plan – (215-1-59)

Present: Michael Sandor PE, MJS Engineering; John Shubert, President, Mombasha Fire Company

Engineer Sandor gave a brief history of the project. In 2008 a lot line change was done extending the rear lot line. In 2008 a site plan approval was granted essentially the same as the present site plan. That site plan approval expired and now we are submitting the same application again, with the addition of a shed for the property, which will house the fire department's antique fire truck. Engineer O'Rourke discussed his comments. Bulk tables need to be added to the plan. The last date of delineation and jurisdiction of the wetlands located northeast of the site should be noted on the plan. Storm water management for the new parking lot is shown to be piped and discharged off site. Drainage discharge onto another property is not permitted. A drainage easement from the neighboring property owner, indemnification of the board, or an alternate solution will need to be found. The plan shows 2 ADA parking spaces but only one adjacent loading space, this should be corrected. In addition ramp details meeting ADA requirements should also be provided. Discussion was held regarding the storm water discharge and it was understood that an alternate solution would have to be found. Member Cocks suggested adding a double light head on the pole light in the new parking lot. Engineer O'Rourke added that 239 referral will be required.

4. Lenza – Conditional Use Renewal and Amended Site Plan (223-1-4)

Present: Larry Marshall, PE, Mercurio, Norton, Tarolli, Marshall, PC
Steve Brown, Hudson Valley Realty; David Holm

Engineer Marshall described the project as a conditional use renewal for the neighborhood shopping center and an amended site plan for the change of use of the secondary building from a rental store to a brewery. Engineer Marshall began with the amended site plan for a micro-brewery, tasting room and retail to occupy the vacant, existing building on the site. The rear portion of the building would house the micro-brewery, the center portion of the building would have the tasting room, and the retail area would be in the front portion of the building. One way access has been shown around the existing building with a total of 15 parking spaces for the brewery. The site as a whole exceeds the number of parking spaces required for all uses on the site. Engineer O'Rourke added that the brewer should describe the business to the board. Projected water and sewer demand should be provided. The parking provided is more than adequate. The layout of the parking is a little unusual of a jog near the ADA striped area and suggested adding some striping to delineate the driving lane around the ADA area. The way the plan is shown cars will drive directly over the ADA striped area. Signage and pavement markings should be provided indicating a one way travel lane. Member Cocks asked for explanation of the traffic flow. Engineer Marshall

showed a one way entrance in near Laura Ann Farms, and the other entrance would be two way. David Holm, the brewer, described his business as brewing approximately 216 gallons of beer per day on weekends. The brewery would be open Wed. through Sunday, 11:00 a.m through 9:00 p.m with 2 employees. All deliveries would be made to the back door. No food other than packaged food such as bags of chips or peanuts would be offered. Member DeAngelis asked how many fermenting tanks would be in the building. Mr. Holm stated 4 seven barrel fermenting tanks of 216 a piece would be in the building. Member DeAngelis asked how the venting would be done. Mr. Holm stated there is venting that goes outside the building and the tanks are not vented directly into the air, they are vented into a bucket of water within the building. Member DeAngelis stated that brewing would create an odor and asked if he would have a batch sheet to file to make sure to minimize the odors emitted into the air. Mr. Holm stated it would not create an odor at the capacity he was brewing, and the sulfury smell is typically associated with lagers, which they do not plan to produce. Engineer O'Rourke suggested the board visit other brew houses in the area. Mr. Holm noted that Rushing Duck in Chester, Equilibrium in Middletown, Long Lot in Chester, are all good examples to visit to see the operations. Member DeAngelis asked if he belonged to a brewers association. Mr. Holm stated he belonged to the National Brewers Association. Acting Chairman Cocks asked if he would be doing any cosmetic changes to the building. Mr. Holm stated there was a lot of cleanup needed on the property and he planned on making aesthetic improvements. Acting Chairman Cocks confirmed that the existing dumpster on site would be used by the brewery. The board held discussion regarding the fence separating this building from the rest of the property. It was agreed that the fence was needed to hide the mess of the prior tenant, but for this new use the fence is not needed and would be removed and replaced with a landscaped island and walkway between the parking areas. Engineer O'Rourke noted that the use is a special use permit and Attorney Reineke noted that the special use would run concurrent with the shopping center special use renewal which is up now. Engineer O'Rourke added that 239 referral is required.

With regard to the special use permit renewal, Building Inspector Cocks discussed some issues with the site with regard to the conditional use renewal. There are a lot of dead plants and the striping in the parking lot is worn away and needs to be restriped. There are also some broken curbs that require repair. There are no other issues and no complaints have been received for this property.

5. 112 Forest 2 Lot Subdivision – (204-3-1.1)

Present: Mark Siemers, Pietrzack & Pfau; Nathan Brach, Brach & Mann

Engineer Siemers stated the 2 lot subdivision plan has been revised along with preliminary architectural drawings and a streetscape as requested by the board. The board discussed the rendering and the applicant realized they submitted the wrong rendering of the house and would submit a correct rendering. Engineer O'Rourke stated that existing utilities should be shown on the plan. Discussion was held regarding the possibility of a sidewalk to be installed on the property. Although the board and the applicant would like a sidewalk it appears that the slope of the property

and the width of the road would prohibit a sidewalk from being installed. Engineer O'Rourke stated that the grading of lot 2 encroaches onto lot 1. According to the applicant's narrative the grading work will be completed prior to the filing of the subdivision there a note to this effect should be adding to the plans and a grading easement will need to be provided. A cut and fill analysis should be provided. Building Inspector Cocks noted that there are limitations to truck sizes on this road so a plan for bringing in the fill will have to be submitted. Engineer O'Rourke stated that the EAF states that the site contains animals or associated habitats which are listed as threatened or endangered. Additional information should be supplied regarding habitat impacts. 239 referral is required.

ADJOURNMENT

On a motion made by Member DeAngelis 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.