

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

**MONDAY, NOVEMBER 8, 2021
7:00 P.M.**

Pledge of Allegiance
Announcement of Fire Exit Locations

Workshop

1. The Q – Site Plan – (222-1-13, 14, & 15)
2. 310 Stage Road Multifamily – Field Change – (213-1-31)
3. 494 Karaoke Bar and Restaurant – Amended Site Plan - 215-1-11
4. Smith Farm - Amended Open Space Plan

Special Meeting

1. Local Law – Minimum Square Footage Requirements - CB

Adjournment

Next Planning Board Meeting:

November 23, 2021 – Regular Meeting
Submission Deadline: October 29, 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 documents.* 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 *PB Letter* dated October 15, 2021, *Site Plan 18 Pages* dated October 13, 2021, *SWPPP* dated September 2021, *SWPPP Response* dated October 13, 2021 by Engineering & Surveying Properties
Landscape Plans (2 Sheets) and Lighting Plan dated October 15, 2021 by Esposito & Associates

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 approvals relating to the relocation of a hydrant, a revision of a 6in water line to a 2in water line, a revision to a retaining wall, and removal of proposed sidewalk. Project site is located in the CB Zone. **Escrow N/A**

Received *10-19 Retaining Wall Letter* dated October 19, 2021 by John D. Fuller, P.E., P.C.
Field Changes Plan dated October 27, 2021 by Arden Consulting Engineers, PLLC

3. **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 by
Cover Letter dated October 14, 2021 by AFR Engineering and Land Surveying, P.C
Interior Fit-up dated August 27, 2021 by Barry Terach Architect
Map of Survey by dated May 14, 2020 Hagopian Realty Corp.
Land Use Determination dated August 16, 2021
Revised Site Plan dated October 14, 2020 by AFR Engineering and Land Surveying, P.C
Short EAF dated October 18, 2021 by Carolyn Savinon
Renderings (2 sheets)

4. **Smith Farm – Amended Open Space Plan – (69-1-10)** – Located at the Smith Farm development (Phase 4) by the Shop Rite Plaza *Planning board to review submitted documents.* Application to remove the previously proposed pavilion, relocated the proposed playground, and provide a 20'x13' pool house with bathrooms.

Received *Cover Letter* dated October 13, 2021 by Pietrzak & Pfau Engineering & Surveying, PLLC
Open Space Plan dated August 26, 2021 by Pietrzak & Pfau Engineering & Surveying, PLLC

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Other Business

2. **Local Law – Minimum Square Footage Requirements – CB** - *Planning board to review documents regarding a local law to eliminate minimum square footage requirements relative to certain uses in the CB district.*

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