

**VILLAGE OF MONROE
PLANNING BOARD
REGULAR MEETING AGENDA**

**TUESDAY MARCH 22, 2022
7:00 P.M.**

Pledge of Allegiance

Public Hearing:

1. Continuation: 3 Angel Road – Public Hearing - (214-1-58)
2. Continuation: 494 Karaoke Bar and Restaurant – Public Hearing - (215-1-11)
3. Somni Restaurant - Special Use Permit – Public Hearing (207-1-15)

Regular Meeting:

1. Local Law – Hotels
2. The Pets I Love Veterinary Hospital

Approval of Minutes:

February 22, 2022

Adjournment

Next Planning Board Workshop/Meeting:

**April 11, 2022 – Workshop
April 26, 2022 – Regular Meeting**

Submission Deadline: March 31, 2022

Applications:

1. **494 Route 17M Bar and Restaurant – Public Hearing - (215-1-11) – Located at 494 Route 17M, Monroe NY near the ACP Plaza** *Planning Board to review submitted documents.* Application for Karaoke Bar and Restaurant – Informal Presentation. Project site is located in the GB Zone. **Escrow - Good**

Received *Cover Letter* dated December 13, 2021

Proposed Site Plan dated December 4, 1990 by Raimondi Associates, P.C.

Revised Site Plan dated December 28, 2021 AFR Engineering and Land Surveying, P.C

Detail Sheet dated December 28, 2021 by AFR Engineering and Land Surveying, P.C

2. **3 Angel Road – Public Hearing - (214-1-58) – Located near Mombasha Fire House, Monroe NY.** *Initial submission before the board – Planning board to review documents.* Application for Amended Site Plan approval involving the conversion of an existing single-family dwelling to a two-family dwelling on a 69-acre property in the UR-M Zoning District. Project to require a Special Use Permit. **Escrow - Good**

Received *Certificate of Occupancy* dated December 13, 2021

Land User Determination dated December July 20, 2021

Cover Letter dated December 27, 2021 by David Niemotko Architects PC

PB Application dated August 30, 2021

Short EAF dated December 28, 2021 by David Niemotko Architects PC

Site Plan (1 Page) dated December 27, 2021 by David Niemotko Architects PC

Construction Cost Estimate dated December 30, 2021, Esposito & Associates

Public Hearing Responses – Revised dated December 30, 2021

SWPPP dated December 2021 by Engineering & Surveying Properties

Plan Set (18 Pages) dated December 29, 2021 by Engineering & Surveying Properties, as well as Esposito & Associates

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3. **Somni Restaurant – Special Use Permit – (207.1.15) – Located at 15 Lake Street, Monroe NY - formally used as municipal office and court.** Application for Special Use Permit. The project is located in the CB Zoning District. Permitted use for restaurant. **Escrow – Good**

Received application dated 1/31/2021.

Received Land Use Determination letter 1/31/22.

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