

Town of Monroe Planning Board Regular Meeting MINUTES

— 01/19/2022

Town of Monroe Planning Board Regular Meeting (Wednesday, January 19, 2022)

Generated by Norinne McSweeney

Draft

Members present

Lisa McQuade, Jason Czerwinski, Jeff Manson, Pat Shea, Anthony Vaccaro

Members Absent:

Bonnie Franson

1 Vacancy

Consultants:

Ashley Torre, Esq.

Shawn Arnott, PE

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Returning Projects

Action, Discussion: 2.1 **DG Management** (0172-2019) SBL # 69-1-1.2 Schunnemunk Road

David Higgins Lanc & Tully

Here this evening to review a draft Negative Declaration

Acting Chairman Manson before reviewing the Negative Declaration would like to check with our consultants:

Mr. Arnott nothing at this time

Ms. Torre nothing to add

Acting Chairman Manson reviewed negative declaration on the screen with the changes that were made after last weeks review.

Mr. Higgins asked if the board could send a letter to the ZBA to advise them that the cluster

plan is the one that they prefer.

Ms. Torre that was done in November 2020 stating that the Planning Board is in favor of the cluster development to preserve open space and limit disturbance.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adopt this Negative Declaration for the DG Management Subdivision.

Motion by Jeff Manson, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Jason Czerwinski, Jeff Manson, Pat Shea

Absent: Bonnie Franson

1 Vacancy

Action, Discussion: 2.2 **Dominick Santiago** (0198-2021) SBL # 25-3-8 339 Rt 17M

David Niemoitko - representing owner

since last visit we are amending the scope of work to eliminate residential use on the 2nd floor
now it will be 1st floor retail and 2nd floor offices

revised the site and amended the footprint of the building

reduced the size of the building it is now 4200 square feet per floor total 8400 square feet

another update is that there is no water service to this site - must be serviced by well - one

there needs to be capped and new well drilled

conceptualized the storm water management with rain guards, water from roof collection and
a retention area towards the front

existing swale 30" deep will be submerged below ground

lot area coverage concern addressed with permeable pavers

Mr. Arnott comments: (see attached)

on the EAF some additional questions that need to added or changed

no parking in front yard setback per zone code will eliminate several spaces

there is a determination by the Building Inspector the parking requirement per square footage
is only limited to space available for patrons so offices or storage not available to patrons

would not have to be included in the calculation

office space common area does not count towards parking calculations

last 7 spaces at top of building permeable pavers do count towards lot coverage

breakdown of impervious service to verify the lot coverage

regarding stormwater the property is less than an acre so storm water mitigation is not
required by NYS DEC

add not for abandoning existing well

County planning GML

Ms. Torre -

EAF needs to show owners name alone not LLC status

confirm minimal lot area and subtract the environmental constraints as required under 57-21(A)

board has architectural review for this project town code 57-31 review all standards

tree removal following tree preservation under code

parking - can request reduce parking under 57-47

SEQRA - unlisted action

referral to the county

public hearing

board can decide to do coordinated or uncoordinated review

public hearing is discretionary for site plans

Acting Chairman Manson with this project what is the benefit of coordinated vs uncoordinated

Ms. Torre & Mr. Arnott both feel at this point there is no benefit from with type of review

Open up to the board members for comments:

Member Czerwinski are there any proposed tenants

Mr. Niemotko not to my knowledge

Acting Chairman Manson retail level one space or multiple spaces

Mr. Niemotko we divided it up into 5 office and 5 retail spaces

paperwork - application not dated - clarification on ownership

section 2 information not filled in

site consent form missing nearest cross street, property identification, adjacent property owners

disclosure 809 section 2 other

section 5 no officers of LLC conflict of interest

EAF- commercial residential needs to change

name of action more information needed

retaining walls in the rear what do you believe to be the height of that - Mr. Niemotko at the maximum 15-16 feet and then decreases towards west of property

Ms. Torre next step classify as unlisted under SEQRA and decide to do notice of intent to be lead agency upon receipt of revised EAF

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to classify as an unlisted action and to declare your intent to be lead agency and to authorize the

Planning Board Attorney to circulate the notice of intent upon receipt of the revised EAF.

Motion by Jason Czerwinski, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Jason Czerwinski, Jeff Manson, Pat Shea

Absent: Bonnie Franson

1 Vacancy

Action, Discussion: 2.3 **Pallotti Village** (0196-2021) SBL # 33-1-1.21 98 Harriman Heights Road

Michael Morgante - Arden Consulting

at the last meeting it was discussed that we would review the part 2 of the EAF
it was my intent to get a grading plan and draft concept of the storm water pollution plan

Acting Chairman Manson we also received a traffic submission from Creighton Manning and a letter from Orange County DPW in concept they are ok with driveways.

Mr. Morgante reviewed the new plans: reviewed both the north and the south sections
2 potential wells in the eastern portion of the property
gravel access road to the waste water treatment plans will be added
went over plans submitted - infiltration basin
reviewed stormwater
soil testing showed good soils
grading plan very little disturbance with wetland requirements
soccer field
spread out the grading between the buildings for more common usable areas

Acting Chairman Manson I understand the gravel access road, and the wetland disturbance, but there are two types the state regulated which you have already applied for and then there is the town code which there is a conflict with behind the buildings. How do you get permission for that? Is it a ZBA issue or the Town Board? Mr. Arnott it is a Planning Board decision.

received information regarding the waste water treatment facilities on site will work with project

Mr. Arnott Comments:

a lot of outside agency approvals
wells permitted OCDOH

sewer - NYS DEC connection and use and extensions

OCDPW

wetlands

water - Mr. Getchell to review nothing to review at this point

traffic impact statement will send to AKRF for review

parking meet with exception of 6 parking spaces for the multi family Mr. Morgante said the adjustments will be made to include those

board can reduce required parking if you show location and provide performance bond 57-47F

SWPP prepared

landscaping and lighting once submitted

laid out conservation easement yet Mr. Morgante working on it

any idea of who the conservation easement might be dedicated to

Mr. Morgante in discussion with the Town Board regarding that and the water and sewer to the town

Member Vaccaro where does the treatment plant discharge to and who is the operator of record for treatment plant?

Mr. Morgante southern site NYS wetland, Blythelea Lake , northern site into Army Corp Wetland. It is maintained currently by a company out of Goshen.

Ms. Torre -

outside consultants feedback

Harriman Heights scenic road - scenic buffer

conservation easements

SEQRA - not sure if the board wants to look at part 2 to see what you might want in order to make your determination of significance

still need additional submissions, lighting and landscaping plans

OCDP lead agency circulation -

DEC comments to lead agency notice

Open up to the board members:

Member Czerwinski question on the trip generation study will have to wait for Traffic engineer to be here

Acting Chairman Manson how many parking spaces are proposed on each side of the project?

Mr. Morgante there is a table on sheet 3 - the table was reviewed - senior housing side 156 spaces, northern side the multifamily units 136 spaces, town houses 40, based on town code

Acting Chairman Manson I believe we need more information to go over the part 2 EAF to

make any kind of determination

Ms. Torre agrees more information is required to make a determination, but can review to see if any other studies will want prepared

Did an initial review of the Part 2 EAF, open discussion on topics as the form was reviewed

3. Minutes

Action, Discussion: 3.1 July 20, 2021

held over

Action, Discussion: 3.2 October 14, 2021

held over

Action, Discussion: 3.3 October 19, 2021

held over

Action, Discussion: 3.4 December 9, 2021

held over

4. Adjournment

Action, Discussion: 4.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adjourn the meeting.

Motion by Pat Shea, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Jason Czerwinski, Jeff Manson, Pat Shea, Anthony Vaccaro

Absent: Bonnie Franson

1 Vacancy