

Town of Monroe Planning Board Regular Meeting MINUTES

— 02/18/2025

Town of Monroe Planning Board Regular Meeting (Tuesday, February 18, 2025)

Generated by Norinne McSweeney

Draft

Members Present:

Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak

Members Absent:

Dylan Penn

Planning Board Counsel:

Ashley Torre, Esq.

Shawn Arnott, PE

1. Welcome

Action, Discussion: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Returning Projects

Action, Discussion: 2.1 **Golden Delite** (0189-2020) SBL # 2-1-5.13 31 Larkin Drive, Monroe, NY

Applicant Representative

John Queenan - Lanc & Tully

Mr. Queenan reviewed project:

- back before you for a site plan located on Larkin Drive.
- existing building approximately 12,000 s/f
- we are here looking for an amended site plan for changes that were done to the building without approval in an additional 2000 s/f beyond original approval and the new uses
- we've updated the site plan in regards to parking and circulation

Mr. Arnott comments:

- substantially addressed technical comments with regards to the plans - net lot has to be corrected
- procedural proposing to tie into sewer will need 2 permits one from Town Highway

Superintendent for the disturbances on Larkin Drive and Old county Road and 2nd permit from OCSO # 1

- easement needed in order to install sewer lateral across a private property which will need to be reviewed by Ms. Torre prior to final signature of the plans
- we received the final signoff from Ms. Arent
- the applicant did submit some architectural cut sheets to identify the soffit type and color as well as the siding type and color
- need plans to know where those are going to be installed

Ms. Torre comments:

- prepared a draft resolution there are a few comments that we can go over as we review the resolution

Board members have no final comments or questions

Reviewed the resolution

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the resolution for amended site plan for Golden Delite Baking Inc. as amended this evening.

Motion by Robert Garstak, second by J Louis Rivera.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak

Nay: None

Abstain: None

Action, Discussion: 2.2 290 **Mountainview Dr Subdivision** (0235-2025) SBL # 43-1-10 290 Mountainview Dr, Monroe, NY

Applicant Representative:

Michael Morgante Arden Consulting

Mr. Morgante reviewed:

- made some revisions to the plans
- revised EAF
- reviewed comment letter take no exception
- at the last meeting we were looking to take action to circulate the Notice of Intent for lead agency

Ms. Torre comments:

- last meeting you had classified the action and declared your intent subject to the revised

EAF

- additional change to the EAF question # 2 is to identify the other involved agencies
- based on Mr. Arnott's comments you will need at least one variance from the ZBA
- DEC and Army Corp interested not involved

Mr. Morgante wanted to note that the mapping submitted was from the GIS resource still has to get the wetland delineated. Will upload to the DEC website for the determination.

Chairwoman Franson - in terms of SEQRA since we already declared intent there isn't anything for us to do this evening just having the NOI updated and circulated

Mr. Arnott comments:

- lot 2 on plans in the bulk table identifies slightly below 19,000 s/f were 20,000 s/f required for a the 2-family
- a variance will be needed for that
- and the net lot area calculation has to be determined - the wetland delineation has not been accepted by the DEC and that could be plus or minus
- proposed 2 family there are egress porches on either side that encroach into the side yard setback. The code allows for 4 feet to encroach, but it appears those are about 8 feet on either side, so those would have to be pulled in or go to the ZBA for a variance
- applicant is proposing to widening Mountain View Drive and also proposing curbs and sidewalk along the front of both dwellings
- no drainage is proposed to be moved - strongly recommend to be moved - meeting with Mr. Patterson the Highway Superintendent
- the plans were forwarded to Karen Arent haven't heard back yet
- will need Orange County Department of Public Works sign off for the proposed sewer laterals for each unit

Chairwoman Franson - note to whoever goes out to delineate the wetland if they could make sure they put the markers for those after be able to identify the wetlands.

Mr. Morgante - applicant working on tree plan survey

Ms. Torre additional comment:

- about driveway width to label the width at the widest part in the front yard labeled at entrance

Chairwoman Franson -

- applicants engineer will make revisions to the plans
- Ms. Arent looking at plans
- when the delineation is put into place we'll go forward and take a look
- move forward with circulation of notice of intent

- submit a revised EAF

Mr. Morgante:

- match the limits of disturbance on the EAF to the plan
- potential involved agency is ZBA
- interested agencies DEC and ACO

Ms. Torre - I needed to make sure there were no additional involved agencies

- only involved I have are the Town Board, ZBA, Highway Department, and Orange County Environmental Facilities and services

Dennis Fordham - has not been to the site as of yet

Action, Discussion: 2.3 Target - **Tesla Charging Station** - (0232-2024) SBL # 2-1-38 128
Bailey Farm Rd, Monroe, NY

Applicant Representative:

Lena Strauss - Dewberry Engineers

Justin Boston - Dewberry Engineers

Justin Boston is via Zoom

Mr. Arnott comments:

- last time discussed number of parking stalls and the parking study that Langan prepared for the end spaces for 4B it identified the total number of spots that the board agreed were available within the Target and the Harriman Business Park complex as overflow.
- the applicant is looking to reduce the number of spots by 3, however Target is also before us and will be reducing the parking, but both applicants will be reducing within the threshold that the board already set was an acceptable amount
- referred the application to Ms. Arent as the board asked about screening the electrical equipment we have not heard back from her as of yet.

Ms. Torre - the numbers should be 71 of the excess spaces were taken for the food hall 15, for the storage containers so the current excess was 79 this application brings it down to 76 and then Target is proposing a reduction as well.

Ms. Torre comments:

- the Entity Disclosure form section B need to be completed and signed
- regarding the tree plan any tree above 6 in at DBH needs to be identified as to their type and the replacement trees as well
- at the last meeting you declared this application a Type II action

- will need to be sent to the county for GML

Chairwoman Franson -

- do we have something that shows the existing tree conditions - this is still outstanding item
- how many units are being installed
- can we get images of these and lighting levels
- need to look at sign regulations and see if these are considered signs and how big they are
- double check with Mr. Maldonado regarding sign regulations

Ms. Strauss - there are 16 stalls total connected to 4 preassembled supercharger units

We have Architectural review - need colors and shapes

Chairwoman Franson couple of comments or questions:

- will there be security around this area
- any additional lighting in the area
- do you know what the panel box will look like color and size
- with there be any handicap accessibility spaces given the distance to the store

Ms. Strauss responses:

- no security
- no additional lighting only lighting is what Target already has on site
- Panel box depends on the local utility what color and size it will be and we don't have that information as of yet
- there will be handicap accessible spaces and charging posts

Chairwoman Franson - next step is revised plans and there's the question of the parking

Ms. Torre - once revised plans are submitted referral to the county and public hearing is discretionary

Chairwoman Franson - is this the only area you thought of putting the equipment and if we thought this wasn't an optimal spot because it is utilized could the location be changed.

Ms. Strauss - this area of the parking lot is considered the most underutilized which is why we selected this location to put the chargers there with Targets input

Chairwoman Franson - we need a little bit of evidence to support that claim that this is the best spot with Tesla and Target

3. New Projects

Action, Discussion: 3.1 **Target Expansion** (0234-2024) SBL # 2-1-38 Bailey Farm Road, Monroe, NY

Applicant Representative:

Casey Liberman - Kimley Horn

Ms. Liberman reviewed:

- 1st time before the board for the Drive up Expansion
- there are 4 existing drive up spaces that are being sand blasted and restriped back to standard parking spaces
- the other side of the drive isle now proposing 12 drive up parking spaces
- doing this to match the new drive up standard and move them to a better location with all safety standards
- total loss of 5 parking spaces
- also want to mention that the storage trailers are gone and not suppose to be coming back which will add back additional parking spaces

Chairwoman Franson - we would like to see something from Target indicating they're not putting them back or they're not going to put them there seasonally

Reviewed on the screen with Ms. Liberman explaining the current 4 drive up spots to the new location of 12 spots being done at all Target stores and that all safety precautions being crosswalks, stop signs, stop bars, light poles etc.

Mr. Arnott comments:

- revolved around the parking study that was previously done
- Tesla application is going to reduce the number of spots from 79 to 75
- this application is going to reduce the number down to 71
- however it was just mentioned that the trailers are gone and that would bring back 15 spaces
- regarding the parking calculation the required number of stalls there was no backup from how that was derived. that will have to be provided one space for 150 sq/ft of Target, need size of Target store
- couple of technical comments regarding pavement restoration and curb restoration
- there are 3 lights proposed for the pick up area
- lighting plan incorporated in plan set

Ms. Torre comments:

- Entity Disclosure section B signed by Target
- signage table with existing signage calculations
- sign lighting compliant with 57-76J
- Type II action under SEQRA

- GML referral

Member Manson - questioned the location of the expanded drive up area and if it was considered to be moved to a different location not in prime parking spaces.

Open conversation about other safer and better locations to make the drive up for the employees and the customers.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to declare this application a Type II action under SEQRA.

Motion by Chairperson - Bonnie Franson, second by J Louis Rivera.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak

Nay: None

Abstain: None

Action, Discussion: 3.2 **O&R** (0237-2025) SBL # 1-2-43 Off Forest Ave, Monroe, NY

Applicant Representatives:

Leslie Snyder - Snyder & Snyder

Kevin Szymanik - EN Engineering

Michael Homenick - O&R

Angela Poccia - Snyder & Snyder

Scott Olsezewski - O&R

Chris Mink - EN Engineering

Ms. Snyder reviewed project:

- O&R is seeking a special use permit and site plan approval to construct a public utility substation on their property located off Forest Ave.
- the property is approximately 12 acres in the LI Zoning District
- construct facility to ensure the reliability of their services to the area and meet the growing demand
- submitted all materials and detailed memo
- this substation is being proposed where there are already electric lines on the site, so it's consistent with the existing use of the property
- public utilities substation building will be a fenced property
- small portion of the property being used to buffer the use from adjoining properties
- we provided a detailed landscape plan and there is also existing vegetation on the property
- it is an unmanned station so it won't generate any traffic
- it will not negatively impact any ambient noise levels, we have submitted noise study to show

no impact

- it includes an accessway readily available for emergency vehicles
- no ongoing lighting at the facility only in the event of an emergency all that lighting is dark sky compliant
- O&R needs a wetland permit for this project
- DEC recently changed the regulations the project submitted a jurisdictional determination, but for purposes of this application they assumed that the unmapped, DEC or Town of Monroe wetlands
- O&R has proposed detailed wetland enhancement plan, they will have some permanent impacts to the wetlands of a .15 acres proposing enhancements of .43 acres so about 3:1 ratio
- the impacts to the wetlands are essentially for storm water facilities interesting enough they refer to them as subsurface gravel wetlands because they function like wetlands they will control the runoff and they will deal with the water flow just like a wetland will so the impacts of the wetlands are for uses which are consistent with the wetland use

Mr. Arnott comments:

- clean up on bulk table for the lot width calculations it has to be the average of the front and the rear lot lines
- EAF indicates wetlands unmapped, but the plans show delineated wetlands by Tectonic Engineering could be under DEC census mapping and urban area is triggered
- JD already submitted - thought that CHA could go out and understand where the limits are but that should be reserved until DEC either takes jurisdiction or doesn't
- appears over an acre of disturbance will be exceeded therefore SWPPP will have to be prepared and submitted
- there are 2 retaining walls one on the downhill side towards Glenwood Schools and one on the uphill side there should be grading top of bottom of wall elevations added to those retaining walls
- regards to fire access - there was a truck turning diagram provided except it shows going beyond limits of proposed pavement
- applicant needs to confirm that the dimensions of the T turnaround that's provided meet Appendix D of the NYS Fire Code
- noise study provided

Ms. Torre comments:

- unlisted action under SEQRA
- other involved agencies would be DEC, Army Corps
- minor changes to the EAF if the board wants to declare their intent tonight and circulate after revised EAF
- question D1E subpart number one wasn't answered that's the anticipated period of construction

- submit the revised EAF using the DEC mapper with the mapper printout page
- one of the questions about architectural area was triggered on the mapper, but the applicant checked off no have to make sure the answers are consistent with the mapper printout
- the board has architectural review details will need to be provided
- legally requires a wetland permit section 56-7A4, 5 & 6 of the code require a narrative answering certain questions
- provided a tree survey which indicates 195 trees proposed to be removed 62 are proposed to be replanted so as it currently stands that would require a tree fee for the remaining 132 trees
- couple of more things noted from the EAF that the board might want a little more information on for purposes of SEQRA review
- EAF indicated that a bulk storage of transformer oil going to be on the site
- some herbicides that would be used as well located on site - the board would need to look at it for potential impact on the wetlands and other environmental impacts
- does require referral to the county
- as well as a public hearing as it is a special use permit

Member Garstak - what is the size of the lot this is one and what's the footprint of the substation

Ms. Snyder - 12 acres and the substation will be a fenced in compound on about .87 acres

Chairwoman Franson - any particular reason why that location

Mr. Homenick for O&R

- we try to position the substation furthers from everybody view
- we have underground circuits that are going to be leaving the substation that head in both directions
- make sure we can access Country Route NYS trooper barracks also towards Forest in both directions with underground circuits and within the existing right-away

Member Manson - purpose of the substation, what happens at the substation and what does that provide O&R

Mr. Homenick - currently the area is fed from the Harriman substation over near Walmart and the Monroe substations near Orange & Rockland Lake . These two substations mainly feed Monroe this proposed is right in between basically that'll cut everybody's circuits considerably shorter through the area. The transmission line is sort of like a highway , the substation is the off ramp from the highway for the power, the power comes in and it gets transformed down to lower voltage and sent out on the distribution circuits, those distribution circuits basically carry power at around 13,000 volts through the community. Right now we are proposing 15 circuits out of the new substation those circuits that are currently coming out of Monroe and Harriman

are running very long circuits so by providing the additional circuits here it'll cut those circuits that tie together through the area adding additional capacity and improve reliability.

Chairwoman Franson - so your saying cut the circuit length adding capacity and redundancy. All of this is for all the development happening in the area.

Mr. Homenick - it's because of all the development, Kiryas Joel expansion, Tesla. We get planning criteria that's put together, we get planning studies that show the number of units that are coming on. There are also state mandates for electric heating and obviously the EVS that are coming in. This is also a route to get solar into the homes.

Chairwoman Franson -

- I would like to see on the first page more joiners and where the schools are most of the maps don't show the buildings relative to your substation

- is there a general plan of where additional substations are going to be built over the next 10 years

- there is an access road to be used for the substation a gravel road

Member Manson - O&R already owns the land, transmission lines aren't going through an easement, there is an existing access road

Ms. Snyder - the equipment will all be fenced in

Mr. Homenick - this will be a full access road with a gate at the entrance.

Chairwoman Franson - how often are the stations manned or people go to do maintenance

Mr. Homenick - station visited once a month for maintenance after construction

Chairwoman Franson - as far as photometrics I don't see the full layout maybe because it is a scanned copy

Mr. Homenick - it is there but not clear on the scanned copy they are at a 10 foot grid

Member Rivera - i have 2 questions. 1) you are removing 195 trees replacing with 62 trees only 2) the safety of this new substation what are the safety features

Ms. Snyder - we have 480 trees on property we are removing 195 and adding 63 trees so we will pay the fee in lieu of replacement. We have fencing with a gate at the entrance, it is heavily wooded and landscaped so it won't be readily visible from the streets

Mr. Homenick - there is a security system which operates in full darkness using state of the art technology from infrared cameras and hear sensitive equipment. It is monitored 24/7

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to that we declare intent to be lead Agency for this proposed action subject to receiving and updated EAF and declaring it an unlisted action.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak

Nay: None

Abstain: None

4. Minutes

Action, Discussion: 4.1 June 13, 2024

held over

Action, Discussion: 4.2 July 11, 2024

held over

Action, Discussion: 4.3 September 12, 2024

held over

Action, Discussion: 4.4 September 17, 2024

held over

Action, Discussion: 4.5 October 15, 2024

held over

Action, Discussion: 4.6 November 14, 2024

held over

Action, Discussion: 4.7 December 12, 2024

held over

Action, Discussion: 4.8 December 17, 2024

held over

Action, Discussion: 4.9 **Property at 1-3-24**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to authorize the Planning Board attorney to draft a letter to the Building Inspector Mr. Maldonado in reference to SBL # 1-3-24.

Motion by Chairperson - Bonnie Franson, second by Robert Garstak.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak

Nay: None

Abstain: None

5. Adjournment

Action, Discussion: 5.1 Adjourn Meeting

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

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak

Nay: None

Abstain: None