

Town of Monroe Planning Board Regular Meeting MINUTES

— 02/21/2023

Town of Monroe Planning Board Regular Meeting (Tuesday, February 21, 2023)

Generated by Norinne McSweeney

Draft

Members Present

Jeff Manson Deputy Chairman, Pat Shea, Dylan Penn, J Louis Rivera sitting for Nick Napoli

Members Absent:

Bonnie Franson, Nick Napoli, Robert Garstak

Planning Board Consultants:

Ashley Torre, Esq. Via Zoom

Shawn Arnott, PE

1. Welcome

Procedural: 1.1 Point out Fire Exits

Procedural: 1.2 Roll Call

Procedural: 1.3 Pledge of Allegiance

2. Special Project

Action, Discussion: 2.1 **Henry Farm**(0209-2022) SBL # 29-1-2.52 Intersection of Lakes Rd and Camp Monroe Road Monroe, NY

Applicant Representative: Vince Pietrzak - Pietrzak & Pfau

Submitted a number of maps will review and go over

Original plan hatched out area 2 roads removing

Lots highlighted (pink) not provided finished floor elevations

All other lots have grading, finished floor and all elevations

Submitted fully approved project 21 sheet plan set

Received letter from SHPO no further studies required

Last map bubble diagram map area crossed out where lots were being removed circle with plus where the 50 lots are being added to different locations where 50 multi family locations were being taken away

Mr. Arnott Comments:

Did an overview of his comments

Outside agency approvals that will have to be approved or reapproved
Comment 5 based on last month we had narrowed down the outside consultants Dave Tompkins for the wetlands, Frank Getchell for the hydrogeology for the proposed water supply wells and Karen Arent for the landscape reviews
Ms. Torre and I have been coordinating with them in order to meet the deadline in the stipulation of settlement
the Planning Board will work with Ms. Torre to prepare the letter to get back to the applicant

Ms. Torre comments:
Under the stipulation of settlement the Planning Board has 3 months to give initial comments to the applicant as to what would be required to proceed with SEQRA and an approval Reached out to outside consultants
It is appropriate at this time to authorize me the planning board attorney to incorporate comments from the planning board and letters from consultants and the budgets from the different consultants for the March meeting

Deputy Chairman Manson:

Are orange set in stone and pink still working on
Mr. Pietrzak when we prepared this for the courts the ones in pink we didn't bother doing the grading or putting the finished floor elevations or sewerable elevations on the relatively flat land, they definitely will work. The other lots are fully graded to show that they are capable of being worked.

Deputy Chairman Manson at the last meeting we discussed adjusting some of the lots to avoid wetland area. Were you able to look into that?

Mr. Pietrzak no we haven't, waiting to get entire list of items to work on

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to authorize the Planning Board Attorney to prepare a draft including all the items that you've enumerated so that we can have that ready for March and present that to the applicant.

Motion by Jeff Manson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Nay: None

Absent: Bonnie Franson, Nick Napoli, Robert Garstak

3. Continuing Public Hearing

Action, Discussion: 3.1 **Homeland Towers & Verizon Wireless** (0205-2022) SBL # 3-1-19.2
24-26 Strauss Lane Monroe, NY

Applicant Representative:

David Kenny - Snyder & Snyder

Vincent Xavier - Regional Manager of Homeland Towers

Mr. Kenny reviewed the project status:

Homeland Towers for a new cell tower located at 24-26 Strauss Lane

100 foot monopole with an alternative stealth design of a monopine

Looking at a slight shift in the location for the facility

New location 50 feet northwest of current proposal

For everybody's edification this new location would be furthest away from a residents home at 8 Orchard

Review pictures

Location still being fine tuned, working within RF justification standpoint that there wouldn't be a need to increase the height in tower or any loss in coverage

At last meeting it was brought up in wanting to explore additional balloon test and site walk at new location

Reviewed slides showing the tower

Mr. Kenny we did line of site drawings tower would not be visible from properties with residents comments

Pushing to do Balloon test week of March 6th to have leaf off conditions

Mr. Fordham Chairman for the Monroe Conservation Commission

The MCC needs to do another site walk can it be same day as balloon test?

Mr. Bruce Furbeck (8 Orchard Street, resident)

Would like to receive notification of the balloon test so we can watch for it

Another tower in Chester and now one in Palm Tree. How many towers do we need in the area?

Deputy Chairman Manson:

Mr. Furbeck I had a chance to read your written comments regarding the noise from the generator? what distance can you hear this?

My question to the applicant is at what decibel level does the generator produce noise? How is that measured?

Mr. Kenny yes we would welcome a second site walk same day would be ideal

Mr. Arnott to help out the arborist could you stake out the driveway of the limits of disturbance

Mr. Kenny the driveway has been done working on the new location

Deputy Chairman Manson addressed secretary to send email around to setup Balloon test and site walk for the week of March 6th.

Mr. Xavier willing to take pictures from the property of Mr. Furbeck

Mr. Kenny replies to additional public comments:

1) other towers in the area that have been approved since we brought this application to the Planning board, there is the Town of Chester there is an RF report with that we have already reviewed, need to double check the site at Palm Tree. 2) There is on generator proposed at this time, back up power by batteries, in the event a generator does get done there are sound attenuation devices that can be installed to muffle the sound

Deputy Chairman Manson was wondering is there a good example of similar size tower, could you point us in the direction of another tower, will take into consideration the different demographics, do you know the height of the one on top of Bald Hill

Mr. Xavier I don't have that information but will definitely look into

Mr. Kenny had set up some photos of different types of towers, a 120 foot pole with 2 different sets of antennas

Deputy Chairman Manson another question is why do the branches start so far up the pole?

Mr. Kenny the goal is to have the start of the branch height just below the tree height, reason being that when you look up you are just seeing faux branches, these faux branches are weight in mass, so that the more we add on to it, becomes less weight and mass the carriers can put up so it affects the co-location ability for the tower.

Mr. Arnott in his comments a note from the Planning Boards RF engineer to start the faux branches at 40 ft instead of 60 ft, he also recommends all the equipment be concealed with faux branches as well and if co-location carries come in to also have the same materials for concealing.

Mr. Kenny this has been discussed in the past and any co-location would have to keep within the same design and required a review by the town

Mr. Xavier in the resolution we could dictate a color code even under the socks they are painted green so we can designate the color code suitable in order for future carriers go back to this color code.

Mr. Arnott provide renderings or samples of colors with pictures that the board could choose

Ms. Torre comments:

As far as procedure adjourn public hearing to next meeting
Discuss date of balloon test and the notice, initial date and time and rain date
Decide who needs to be notified within a certain amount of feet applicant agrees to that

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to continue the public hearing until the March 21, 2023 meeting.

Motion by Pat Shea, second by Dylan Penn.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Nay: None

Absent: Bonnie Franson, Nick Napoli, Robert Garstak

4. Returning Projects

Action, Discussion: 4.1 **DG Management** (0172-2019) SBL # 69-1-1.2 Schunnemunk Road
Monroe, NY

Applicant Representative:

John Queenan Lanc & Tully
Lipa Deutch

Mr. Queenan does a review of the application:

Received preliminary approval

Provided list of all the outside agency approvals

Realty Subdivision approval from DOH

Water approval from DOH

Sewer approval from the DEC & the County

Approval SPDED permit from the DEC

Most of the approvals from the town board: approval for the drainage district, taking over of the road, as well as proposed road in the village, open space completed
outstanding items are town board creation of the park district scheduled for March 6th meeting
they have accepted the report and all the documents for that execution
we are essentially back before you for final approvals

Deputy Chairman Manson when you say park district you are essentially speaking of the open space conservation easement.

Mr. Queenan yes the town has been referring to it as a Park District

Mr. Queenan I did forget 2 we received approval from the village regarding the intersection striping and signage and we received a letter from the village building department regarding

the drainage that was installed in what is now going to be the town road

Mr. Arnott comments:

Went through all the approvals that Mr. Queenan noted nothing to really add on that

Mr. Queenan I did forget 2 we received approval from the Village DPW regarding the intersection striping and signage do not block the intersection and we received a letter from the Village building department regarding the drainage that was installed in what is now going to be the town road parcel

Mr. Arnott continued:

Reviewed the town code requirements for the final plat and noted 3 things that have to be included on the plan

- 1) The proposed roadway name
- 2) The plan has to clearly note where the offer of dedication is being made on the plat
- 3) The monuments which are physical monuments in the field set at the boundary of the roadway have to be noted

Additionally the final plan has to be signed by a licensed land surveyor on the plot that is filed The town board will have to approve the PISA(public improvement security agreement) essentially the applicant provides a bond or other security that ensures that the road will be built to the specifications that are noted on the plan in the event the developer doesn't complete the road constructed

MHE has reviewed and accepted the cost estimate it has to be memorialized on in the agreement

Ms. Torre Comments:

Primarily approval expires before next meeting so tonight the board needs a motion to extend for 60 days

The wetlands consultant has to review the habitat monitoring standards part of the final resolution approval

Mr. Queenan indicated there was a proposed ecological report, needs to have resent for Mr. Tompkins to review

Anything else can be addressed in approval resolution conditions, so it would be appropriate to authorize the drafting of final approval resolution for one of the March meetings

Mr. Queenan the final public hearing does the Planning Board have the authority to waive that?

Ms. Torre the board has the authority to waive that.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to extend the preliminary approval for additional 60 days in order to provide our attorney time to

draft the final approval resolution so that we can get the project completed.

Motion by Jeff Manson, second by Dylan Penn.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Nay: None

Absent: Bonnie Franson, Nick Napoli, Robert Garstak

Action, Discussion: 4.2 **Mountainview Shul** (0195-2021) SBL # 43-5-2 277 Mountainview Ave Monroe, NY

Applicant Representative:

John Queenan PE Lanc & Tully

Isaac Walter Project Manager

Mr. Queenan reviewed the status of the project:

Resubmitted the Mountain View Community Shul we have addressed MHE comments

Closed the public hearing at the last meeting

Lead agency was circulated

GML 239 submitted

The board authorized the preparation of the final approval solution and a negative declaration
Before you tonight with the revised plans addressing MHE comments and submitted updated architectural

Mr. Arnott comments:

Asked for proposed water service fed from the Village of Kiryas Joel to be a 2" copper line

Questioned whether a fire hydrant would be required based on the sprinklers

Per my cursory review of the fire code it is going to be required and a 2 inch line is not going to be sufficient. I will defer that to the Town Building Inspector waiting for response and that is key if a 6" service has to be installed it could trigger a SWPPP based on the amount of disturbance

Extended survey for sewer going to be extended within Mountain View Dr. Mr. Queenan has included that, however the utility plan did not include the existing manhole - needs to be confirmed in the field with inverts

Retaining wall is proposed on 3 sides of the shul, western side 5 feet off the property line, detail for the retaining wall proposes geogrid that goes back into slope for stabilization.

How far does the geogrid have to go is unclear if further than 5 ft will need an easement
Will effect the limited disturbance

Lighting plan minor comments

Do not advise the board to authorize or adopt a negative declaration for SEQRA until these

items are addressed

Karen Arent provided review which needs to be addressed

Ms. Torre comments:

As mentioned by Mr. Arnott there are some additional things in order to complete the SEQRA review and issue the negative declaration

Preparing the resolution, but these items need to be addressed before you're able to move forward

Board should review the architectural details in order to complete your architectural review

Look for adequate detail and colors are appropriate

Mr. Arnott review information on the plans for the lighting so the isolux curves that are indicated the amount of foot candles on the ground the applicant needs to consider lights at the main entrance a wall pack or downward faced with full cut off

Ms. Torre add note that the glass is not mirrored or tinted and make a revision date to the facade details

Deputy Chairman Manson pending the solution of these items fire hydrant, retaining wall, area of disturbance which might trigger SWPPP can we continue on with the preparation of a resolution towards getting SEQRA taken care of

Ms. Torre I have already been authorized to prepare the documents so once the additional information has been submitted and everything is addressed I will finalize the documents for the board's review

No actions taken by the Planning Board

Action, Discussion: 4.3 **Golden Delite Bakery** (0159-2020) SBL # 2-1-5.13 Larkin Drive
Monroe NY

Applicant Representative:

John Queenan Lanc & Tully

Lipa Deutch

Mr. Queenan gives an update on the project:

Previously before the board last year

Currently has some legal actions between tenants and the owner hope to be resolved in the next 2 months

Landscaper will be leaving the property during the next 3-4 months

Want to wait to continue with site plan until all the legal actions and the Landscaper have been resolved

Looking to be back with updated site plan in April

When we return we will have updated uses proposed for the property

Action, Discussion: 4.4 **Sheri Torah** (0197-2021) SBL # 2-1-21, 2-1-29 49 Larkin Drive
Monroe, NY

Applicant Representative:

John Queenan PE Lanc & Tully

Joel Mann Brach & Mann

Mr. Mann reviewed the current status of the application:

Temporary trailers, extension from the ZBA need final approval from Planning Board

There are some additional issues at the site

Bus wrapping area has changed

Changing the location of the pool

Fix traffic alignment on the property

Submitted and addressed last comments from MHE

Will do any additional comments

Deputy Chairman Manson:

I see that the 2nd girls school moving along and now the real work of finishing the building,
what is the anticipated complete date? before the date of the trailers expiration

At that time there would be no longer need for the trailers, maybe needed after for boys
school?

Mr. Mann Village of South Blooming Grove to assist with the boys school.

Mr. Arnott Comments:

Does like this plan especially for circulation

Stemmed from meeting with Building Inspector, myself and Mr. Mann I have included the
Building Inspector on the emails

Barriers suggestion on the plan the cut sheet submitted rather than installed curbing

Mr. Mann curbing in front of the parking area

Mr. Arnott continues:

Jersey barriers are movable but safety

Drainage should be reviewed with all the new impervious surface that's proposed

Diagrams for school buses to maneuver through

Island between parking spaces what is proposed

Mr. Mann:

Everything will be paved

Awaiting comments from Mr. Maldonado regarding circulation and fire safety

Ms. Torre comments

Still need owners endorsement for lot 21.2

2 separate owners 21.2 and 29 listed on site plan sheets

Deputy Chairman Manson:

Believe this is a huge leap what exists and what was originally proposed

Like that it takes into consideration everything holistically

would like to understand lift arm gate along side of boys school

Mr. Mann:

Safety during the day when the children are playing outside, to control flow of traffic

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion pending any final comments and/or any final revisions that we authorize our attorney to start an approval resolution for the Sheri Torah application.

Motion by Jeff Manson, second by J Louis Rivera.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Nay: None

Absent: Bonnie Franson, Nick Napoli, Robert Garstak

Action, Discussion: 4.5 **J Squared** (0191-2021) SBL # 47-1-16 Harriman Heights Road, Monroe, NY

removed from agenda placed on March 9th

Action, Discussion: 4.6 **Pallotti Village** (0196-2021) SBL # 33-1-1.21 98 Harriman Heights Road Monroe, NY

Applicant Representative:

Michael Morgante PE Arden Engineering

Mr. Morgante reviewed the project:

held public information meeting

board requested that we comply all of our studies into part 3 EAF

here tonight for any more information the board has nor needs

if the board is ready looking for Negative Declaration

Mr. Arnott:

Revised SWPPP minor comments should not hold up a SEQRA determination

still waiting on responses from DEC

wondering whether or not submitted to Orange County and NYS DOH for the proposed water treatment facility

Mr. Morgante:

We met with fire chief yesterday, now a clear direction on potentially what water may be required, needed this information prior to compiling water supply and treatment design.

We haven't gotten any further with submission to the health department

Mr. Getchell:

Review on potable water side for the quantity and the quality PFAS and PFOA have been noted to be present on the property however treatment can be provided to mitigate

With regards to fire aspect there are 2 water supplies on each side of the road that are serving each of the buildings and they will also have sprinkler systems, tanks provided interior to the building

Mr. Arnott:

Lighting conflict on the lighting sheet the cut sheet shows 3000 kelvin boxed in board requires 2700 Kelvin or less

Don't see a note regarding tree clearing restrictions because of the listed bats species

Ms. Torre:

A draft negative declaration was prepared for tonight

Reviewed EAF part II answered those questions and sent out a PDF noting too and whether things were either no impact, small impact or moderate to large. The negative declaration addresses the areas that were noted as

moderate to large and others was there a reason to explain

Deputy Chairman Manson:

Comments and questions or just notes that need clarification:

Sheet 4 Vincent Pilates center is marked to be removed, but I don't think it will be

Mr. Morgante responded that is correct

Deputy Chairman Manson:

page 27 accessibility ramps refer to the plans where accessible ramps would be difficult locating them are they are on the senior center side , apartments or all 3
Mr. Morgante will double check that and where curb ramps need to be shown

Deputy Chairman Manson:

With that in mind I didn't see a good convenient drop-off point in front of the senior housing for ride share, the handicap parking blocks off that type drop off location

Deputy Chairman Manson asked Ms. Torre does the board have any sort of waiver authority in relation to the number of parking spaces if we removed the handicapped parking spaces and perhaps move them one bank to the side there are 5 spots that could be used as 3 handicapped and we left that area open for drop off for a larger ramp. Would Mr. Morgante have to find space for those 5 spots or a waiver from the board?

In the traffic study there was a comparison between senior housing, apartments and town homes ITE parking demand number and town's parking requirement differ with the town's requirement to be significantly higher, is that something the board has the ability to mitigate one way or the other.

Ms. Torre:

Would need to review the zone and requirement for that area

Mr. Morgante:

If not a waive maybe banked or shadow parking built if need be

Deputy Chairman Manson:

As we finalize the EAF ask that you fill in all the No's

Ms. Torre:

The board has ability to allow for the bank parking so you can reduce the number of parking spaces to be constructed prior to issuance of the C/O

As a condition the applicant has to show there is adequate space to construct the parking in the event it is determined to be required in the future a 3 year period to construct those initial spaces

Deputy Chairman Manson:

One additional comment from the public hearing there was concern of run off to Pine Tree Lake which is downslope, wondering if existing streams and beds would fill during runoff from construction. Where you able to look into that?

Mr. Morgante:

We have an infiltration and sedimentation basin designed I believe in the back left corner behind building 3 of the multi family on the Northern side, it is our intention everything drains to that location.

Deputy Chairman Manson:

There will be fewer curb cuts on Harriman Heights Road in the end than what is existing on the plans by either eliminating some or continuing the rock wall .

Mr. Morgante: that is correct and will be worked out with the OCDPW

Deputy Chairman Manson:

From the EAF item E 1 C is the project site currently used from members of the community for public recreation Pallotti center used by public or just by the sisters

Mr. Morgante:

The sisters at this point

Deputy Chairman Manson:

E2M deer, squirrel and bats is it important to include rattlesnakes

Comment section 9E language needs to be corrected regarding Harriman Heights Road

Comment 14 impact on energy references electric boilers and connected to the electric grid to provide heat and power then on the EAF d2p mentions fuel oil tanks. Is is fuel oil or electric heat or a combination?

Mr. Morgante:

Let me confirm with the applicant and the contractor to be sure on that

Deputy Chairman Manson:

Financial analysis chart on page 4 talk about total population of the property relation to the 1 bedroom in senior facility, there are 88 and 12 2 bedroom apartments and it anticipates 1 person per 1 bedroom unit it is conceivable that couples live in the one bedroom make residents for 88 to 132 total residence of the property from 349 to 390 not a huge difference in financial impact, but possible more accurate.

Mr. Morgante:

We can look into it with some of the other facilities they run

Mr. Fordham:

impact on trees has it changed it all is another site visit needed

Deputy Chairman Manson:

It has been well covered, it has been extensively discussed and although there will be tree removal 4 acres to be cleared in various areas there will be new trees and new plantings

Deputy Chairman Manson:

Would like to start review the negative declaration. Frankly, I only had a quick opportunity to review all 15 pages have all the board members had a chance to review this?

I feel it would be appropriate to hold off until the March meeting workshop to review this given we only received this in the afternoon.

Applicant will return to the March meeting workshop

5. Minutes

Action, Discussion: 5.1 August 11, 2022

held over

Action, Discussion: 5.2 October 13, 2022

held over

Action, Discussion: 5.3 October 18, 2022

held over

Action, Discussion: 5.4 December 8, 2022

held over

Action, Discussion: 5.5 December 20, 2022

held over

6. Adjournment

Action, Discussion: 6.1 Adjourn Meeting

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

Motion by Dylan Penn, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Nay: None

Absent: Bonnie Franson, Nick Napoli, Robert Garstak

