

Town of Monroe Planning Board Regular Meeting MINUTES

— 04/21/2020

Town of Monroe Planning Board Regular Meeting (Tuesday, April 21, 2020)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

Consultants Present:

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 **Yoel Shtosel** 501 Rt 208 (0183-2020) SBL # 1-1-87

Yoel Shtosel

Mr. Lebowitz

No Video for Tonight's meeting

Reviewed Engineer Mr. Arnott Comments (See Attached)

Reviewed pictures taken by Chairwoman Franson

Dumpster needs to be removed by end of week

pipe dug up for roof drainage will be covered

lights on side 2500 Kelvin

finish back with white siding

Chairwoman reviewed resolution

No SEQRA

OCDP review local determination

reviewed images regarding the proposed ramp
Need to talk to Building Inspector regarding parking
Need copy of older plans regarding this project

Ms. Torre the board needs to know exactly what is there and what is being added or removed
submit a plan with just the architecture and a plan for the ramp & parking

need updated plans matching existing conditions.

Once all is completed will be able to make approvals.

If nothing is changing we will call a special meeting to do the approval. Action, Discussion: 2.2
81 Raywood Dr Subdivision (0176-2019) SBL# 43-1-11

Joel Mann - Project Manager

revision for tonight:
revised EAF - to single family
Town Board and Highway dept ok with Road extension
water agreement with Village of Kiryas Joel - still need the signed document
showed easement for utilities
tree survey
grading more detailed
making an application into the County for the Sewer
lot width needs to be changed on plans

Mr. Arnott comments see attached

Chairwoman does SEQRA need to be started before scheduling a public hearing
Ms. Torre Yes SEQRA needs to be started before public hearing can be scheduled
unlisted action
tree survey must be completed per code
stormwater details
Road extension can not be any further extended - cul-de-sac to remain a cul-de-sac
revised EAF required
motion to declare lead agency

BE IT RESOLVED, that the Planning Board for the Town of Monroe hereby makes a motion to
circulate a notice of intend to be lead agency for SEQRA review process subject to any
revisions required to do on the EAF.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro

motion to set as Type II unlisted action

BE IT RESOLVED, that the Planning Board for the Town of Monroe hereby declared this project as a Type II Unlisted Action.

Motion by Chairwoman - Bonnie Franson, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro

Action, Discussion: 2.3 **Monroe Commons** (0182-2019) SBL # 2-2-10

Joel Mann - Project Manager

Caleb Pawelski Pietrzak & Pfau

Jay Myrow - Attorney

Mr. Pawelski

submission 12/19/2019 submitted at end of February meeting, March 26 1 page sheet for parking, new submission revised agency list

off Dunderberg Road

4 story commercial building

uses retail, hotel & office

removed bank parking -

Mr. Arnott comments see attached

discussed parking banked parking

basement storage only for onsite users not outside users

retaining walls

talked about lot coverage regarding permeable pavers

water from onsite wells

require an easement

waste enclosure replaced with trash compactor

address needs to be corrected to Ninenger

Wetlands on site

Ms. Torre Monroe Commons did apply to the Town Board to have a change in the height for the entire district (HI)

because this application proposed this it will be part of SEQRA

Chairwoman Franson requested a narrative of the project

Ms. Torre

SEQRA

Type 1 Action

a lot of involved agencies

Mr. Myrow has SEQRA been started

Mr. Pawelski need a revised agency list

add to list: ZBA

NYS OCH

SHPO

MW Schools

Monroe Fire District

Village of Monroe & Harriman

Village & Town of Woodbury - interested

Revisions to EAF done prior to circulation of Lead Agency notice

add Government Approval

OCDPW, OCDPH, NYSH, DEC

page 3 3 c yes

page 4 D1 G III not answered

page 5 D11cII not answered - should be no

DII I III Harriman ww treatment plant

Page 7 D2JI yes

D2KI not answered

would like a list of variances possible needed

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to be Lead Agency and circulate a Notice of Intent with completion of the EAF discussed tonight and plans updated as discussed and the action be typed a Type I action.

Motion by Chairwoman - Bonnie Franson, second by John Allegro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

3. Walmart

Action, Discussion: 3.1 Motion for Special Meeting - Walmart

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby sets a special meeting for April 30, 2020 at 4pm for Planning Board Business.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

4. Adjournment

Action: 4.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's meeting 9:45 PM.

Motion by Chairwoman - Bonnie Franson, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea