

Town of Monroe Planning Board Regular Meeting MINUTES

— 06/17/2025

Town of Monroe Planning Board Regular Meeting (Tuesday, June 17, 2025)

Generated by Norinne McSweeney

Draft

Members Present:

Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Members Absent:

Dylan Penn, Bob Garstak, Lou Rivera

Planning Board Council:

Ashley Torre, Esq.

Matthew Sickler, PE

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. New & Returning Public Hearings

Action, Discussion: 2.1 **Mountain View Subdivision** (0235-2025) SBL # 43-1-10 290

Mountain View, Monroe, NY

Applicant Representative:

Michael Morgante - Arden Engineering

Mr. Morgante reviewed the project:

- comments from MHE at the last meeting have been completed and resubmitted the plans
- provided architectural renovations with rendering
- received new comment letter appears we've addressed the majority of those comments
- we are here tonight for a public hearing
- no new plans were submitted

Chairwoman Franson - they were previously before us for a subdivision and then now before us for a 2 family dwelling

Ms. Torre - I don't believe so that is one of my questions, there is an existing single family home that's either under construction or that's been constructed - need some clarity on that

-they are now subdividing the lot into 2 lots and two family home

Mr. Sickler comments:

- applicant has submitted a wetland request to the DEC waiting for response
- prior to construction they're going to obtain a highway work permit
- need to post any security for work within the roadway for the drainage improvements
- made application to OC Sewer District # 1 for laterals
- previously submitted an architectural elevations for review includes material and color selection
- they need to place wetland markers once they've received final DEC jurisdiction determination
- there is a detail on the plans for dura slot drains - just not sure where they are or if they're proposed - need clarification
- need some trench installation details for the RCP drainage pipe within the right of way
- the plans show the pavement curb details
- received comments from KALA Landscaping - one comment was fencing along the top of the existing retaining wall

Mr. Morgante - the dura slot drains were on the original site plan for the existing building

Chairwoman Franson - KALA comments came today she indicates plans revised March 25, 2025 with review and site visit performed in February - those are not the most recent plans - will need a set of updated plans

Mr. Morgante - I had a conversation with KALA's office today and we were both looking at the May 25th plans so that may be a typo.

Ms. Torre comments:

- prepared a draft EAF & negative declaration and since this is a subdivision you'll need to review and adopt the negative declaration before opening the public hearing
- the existing home is it under construction or completed
- the applicant submitted exterior finishes for the colors and materials for most of the exterior elements, but things are missing the railings, doors and windows
- waiting for MCC comments

Chairwoman Franson reviewed the following documents:

- EAF Part II
- Negative Declaration

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

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

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Nay: None

Abstain: None

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to open the public hearing for 290 Mountain View Drive.

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

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Nay: None

Abstain: None

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

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

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Nay: None

Abstain: None

Chairwoman Franson authorize Ms. Torre to prepare a draft resolution

Action, Discussion: 2.2 **Moses Hirsch** (0231-2024) SBL # 1-1-11.21 47 Seven Springs Rd, Monroe, NY

Applicant Representative:

Isaac Stein - Ideal Design

Mr. Stein reviewed project:

- submitted new documents based on last months comments
- moved house a couple of feet away from the property line
- hope this addresses issue from last meeting

Counsel Member Bingham representing Dennis Fordham from the MCC - read letter from Mr. Fordham

- quickly reviewed the plans there was no site visit made
- have the following advisory comments
- the code sections references relate to the recently approved tree preservation law
- ensure the new plantings details for new trees comply with section 57-86 B ex. the hole should be 2-3 times as wide as the root ball
- revise or clarify landscape details on sheets 3 & 4
- ensure that tree protection measures of existing regulated trees to remain comply with section 57-85 C (4). Revise details on sheet 3 & 4 accordingly
- adjacent to the west boundary there are 2 - 26" Oaks and 1 - 24" Maple shown on sheet 4 to be removed. These are shown very close to the tree protection buffer zone. Consider revising the grading impacts to preserve these trees.
- some new planting trees are shown relatively close to existing trees, planting a distance of approximately 10' from well established trees would be preferable to allow new trees to grow consider revising placement of new trees

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

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

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Nay: None

Abstain: None

Mr. Sickler comments:

- the applicant has provided a tree plan showing trees over 6" DBH the plan indicates 34 trees to be removed and 34 trees proposed.
- just received comments from KALA on tree plan - based on an older version of the plans dated April 17, 2025
- coordinate the site plan building footprint with the architectural plans to show the porch, patio etc.
- provide the dimension from the porch to the side lot line

discussion regarding front porch/patio what is allowed and not allowed

MCC comments to be added as a condition

KALA needs MCC comments

draft resolution reviewed

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adopt the resolution of approval and site plan special use permit for Moses Hirsch subject to changes we discussed this evening.

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

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Nay: None

Abstain: None

Action, Discussion: 2.3 **O&R Substation** (0237-2025) SBL # 1-2-43 Forest Street Monroe, NY

Applicant Representatives:

Leslie Snyder - Snyder & Snyder

Kevin Szymanik _ EN Engineering

Mike Homenick - O&R

Ms. Snyder reviewed the project:

- we are here for a special use permit and site plan approval to install a public utility substation on O&R property located at Forest Ave & Forest Street
- the property is located in the Industrial district
- consists of approximately 12 acres
- O&R is seeking to construct the facility to ensure reliability of electricity to the area
- as discussed we submitted a detail need and alternative study on May 27, 2025 along with revised plans
- we also submitted a construction management plan, this will be an unmanned facility once constructed
- submitted a noise study to show we are not be adding ambient noise
- we also submitted an EMS study to show that we're in compliance with all PSC criteria with respect to EMS
- no lighting impact on neighboring properties
- there were some comments from MHE
- hoping the board can close the public hearing tonight and vote as we would like to get started as soon as possible

Public comments:

- Counsel woman Mary Bingham -
- last months meeting some of the residents had questioned about battery storage because technology changes and everybody hears about the lithium storage, the reply by the applicant left some of the residents confused because they stated currently no storage was planned

- there is a possibility that there is an aquifer in that area and that would be very detrimental if any of these contaminants were to get into the aquifer
 - could the substation be made smaller if the temporary ports that is currently on Larkin Drive was made permanent then there would be 2 substations
 - they also wanted to know if there was a high voltage power line that crosses Route 17, they would like to have it clarified as one of the concerns of the residents was that it's not Monroe that definitely needs the power that is foreseen for the future, could some other municipality that needs the power be the place where the substation could be built
- Monroe not in need of the power other area needs it maybe they can host the substation

Jeff Scully - CMR

- representing Shari Torah
- we are working through the concerns we previously expressed with O&R
- we had meeting with O&R discussing mitigation measures - we haven't reached a definitive agreement on mitigation of our concerns
- our chief concern continues to be safety of our students, administrators and staff
- hopeful to reach a resolution that allows this important project to go forward while also addressing our concerns

Ms. Snyder responded to Mr. Scully, representing Shari Torah,

- as the board requested we had talks with Shari Torah we did submit a detailed letter responding to each and every one of their comments
- some of their requests there's various reasons that we won't get into this evening
- some of their needs are not related to the project
- as to the Counsel Woman's comments about the battery storage there is no battery storage proposed at this facility, if it does come to that we would have to reappear before this board
- Larkin Dr. substation is a mobile station it's not made for permanent installation so we can't make this one smaller

Mr. Homenick - there are high voltage lines closer to Orange and Rockland Lake those voltage lines help feed the new substation in Blooming Grove that was just constructed.

- the new substation will be servicing Monroe and the Village of Kiryas Joel

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

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

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Nay: None

Abstain: None

Mr. Sickler comments:

- reviewed SWPP comments provided to applicants engineer had a conversation with them yesterday we agreed on how the comments would be addressed
- provided that those comments are revised as we spoke about the new set of plans should be fine
- reminder DEC permit for work adjacent to the wetlands
- small amount of drainage work within Forest Street which will require a permit from Highway Department prior to construction
- received comments from KALA

Ms. Torre comments:

- last meeting we reviewed EAF Part II and the board authorized me to prepare a negative declaration it will be ready for the July meeting and I can prepare a resolution for July as well

Chairwoman Franson - as part of the resolution we have to specifically say that there's no battery storage allowed.

Member Shea - we spoke about the EMS and whether there would be an excess electromagnetic fields reaching the school, that was one of the concerns, would it be accurate to say that there is no increase in EMF's that would effect the field. There are high power lines there and those are the main things generating the EMF's.

Mr. Homenick - that is correct, the EMF report that was provided states that there is no increase to the EMFs beyond the property lines

Member Shea - I don't know if its appropriate to note that we reviewed it and feel comfortable with what we have seen.

Ms. Torre - that will be addressed in the negative declaration

Chairwoman Franson - will O&R continue to discuss with the adjoining properties, what is the status?

Ms. Snyder - we will continue to discuss options further with Sheri Torah

Chairwoman Franson - do we know the hours of operations of the school

Mr. Sickler - the construction management plan that was submitted indicated they they will monitor traffic to avoid impact to the school bus and rush hour schedules

Mr. Homenick there will be some chipping and hammering along the road and the cut section. Waiting to hear back on the geotech.

Chairwoman Franson - it would be good to know how long it will last for the SEQRA review

3. Returning Projects

Action, Discussion: 3.1 **81 Raywood Drive Lot # 3** (0238-2025) SBL # 43-1-11.3 Raywood Drive, Monroe NY

Applicant Representative:

Mr. Gelb - Hartman design

Mr. Gelb reviewed the project:

- had conversation with the owner regarding the walkway - we have revised the site plan with a 3 ft walkway and added a wooden deck to get to the door
- spoke about lot coverage reduced the size of the building by 3 feet
- adjusted for the 4 parking spaces instead of behind one another
- side yard setbacks 16.7 on one side and 16.8 on the other side
- rear yard set back 87.4
- deck encroaches setback by 3.2 which is allowed to go 4 ft
- revised the elevation
- added information on the finishings
- tree plan added 2 more trees

Mr. Sickler comments:

- lot coverage has been reduced to 30%
- by reducing the footprint of the building and then providing 3 ft wide walk
- storm water maintenance agreement for review
- water user agreement with the village
- applicant indicated additional trees to be removed and trees shown for screening - sent to KALA for review

Ms. Torre comments:

- received some architectural review details there were some discrepancies on the rendering the elevation description between the colors of the doors and the material for the deck - the doors were going to be light brown and the deck wasn't clear - needs to be specified
- need a specification sheet for lighting and the sconces
-

Chairwoman Franson:

- is this mirrored glass or just showing like that in rendering
- where is the door to the other side unit
- the units are 2 different designs
- is there a resolution
- consensus to write of resolution for July

Ms. Torre - no resolution as they needed to either go to the ZBA or make adjustments of the

building and lot coverage

- this is the first time back since they made those revisions
- will need a public hearing

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to schedule a public hearing for July 15, 2025 at 6:30 pm or soon thereafter.

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

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Nay: None

Abstain: None

Action, Discussion: 3.2 **Home Depot** (0227-2024) SBL # 2-1-31.2 Larkin Drive, Monroe, NY

Applicant Representative:

Dorin Balan - Kimley-Horn

Mr. Balan reviews the project:

- we are proposing outdoor storage areas around the perimeter of the Home Depot and within the parking lot
- since the last meeting we have addressed the boards comments
- received the parking variance from the ZBA

Ms. Torre - there was a variance for a reduced amount of parking I don't know if that was part of the original or whether it was a variance or whether at that time there was some ability to wave some parking, but this decision does granted from the 918 since that's now what would be required, but it recognizes that there was a reduced amount proof with the original site plan.

Chairwoman Franson - so this is further reduction

Ms. Torre - it's 26 spaces from what was approved on the original site plan, but a total of 3 from what is required

Mr. Sickler comments:

- ZBA variance reduces the parking to 585 but the parking table on the plans shows 580 provided. So the wrong amount of parking spaces 580 or 585 is on the ZBA resolution

Chairwoman Franson - do we have a consensus the Ms. Torre can prepare the Part II EAF and a resolution for approval pending the answer from the ZBA

Ms. Torre

- this is an unlisted action and you did decide previously to do an uncoordinated review
- public hearing is discretionary need the board to decide what it wants to do

the project does require referral for GML

Village of Woodbury hasn't made any decisions or comments as of yet

4. Minutes

Action, Discussion: 4.1 June 13, 2024

held over

Action, Discussion: 4.2 September 12, 2024

held over

Action, Discussion: 4.3 September 17, 2024

approved May 20, 2025

Action, Discussion: 4.4 March 13, 2025

held over

Action, Discussion: 4.5 March 18, 2025

held over

Action, Discussion: 4.6 April 10, 2025

held over

Action, Discussion: 4.7 April 15, 2025

held over

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 the meeting.

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

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Nay: None

Abstain: None