Thursday, September 8, 2022
Town of Monroe Planning Board Regular Meeting
TOWN OF MONROE, NEW YORK
Town Hall
1465 Orange Turnpike
Monroe, NY 10950
6:00 PM

1. Welcome

Subject :	1.1 Roll Call
Meeting :	Sep 8, 2022 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural
Subject :	1.2 Point out Fire Exits
Meeting :	Sep 8, 2022 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural
Subject :	1.3 Pledge of Allegiance
Meeting :	Sep 8, 2022 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural

2. Returning Projects

Subject :	2.1 Monroe Commons (0182-2019) SBL # 2-1-10 Nininger Road Monroe, NY
Meeting :	Sep 8, 2022 - Town of Monroe Planning Board Regular Meeting
Category :	2. Returning Projects
Type :	Action, Discussion

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion that the planning board recommends the proposed zoning amendments in the petition that was provided to us from Monroe Nininger Project and received in the town clerk's office dated July 5, 2022 and that a short memo be written by our attorney to indicate that the resolution passed and there's a reminder that we're in the midst of SEQRA and that SEQRA has to be completed unless the town board determines otherwise for the Monroe Commons project.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn, J Louis Rivera

Subject :	2.2 DG Management (0172-2019) SBL # 69-1-1.2 Schunnemunk Road Monroe, NY
Meeting :	Sep 8, 2022 - Town of Monroe Planning Board Regular Meeting
Category :	2. Returning Projects
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the resolution for DG Realty Management LLC preliminary major subdivision subject to the amendments we discussed this evening.

Motion by Pat Shea, second by Nicholas Napoli.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn, J Louis Rivera

Subject :	2.3 Mountainview Shul (0195-2021) SBL # 43-5-2 277 Mountainview Ave Monroe, NY
Meeting :	Sep 8, 2022 - Town of Monroe Planning Board Regular Meeting
Category :	2. Returning Projects
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to to assume lead agency status for this proposed action.

Motion by Jeff Manson, second by Nicholas Napoli.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn, J Louis Rivera

Subject :	2.4 BJ's Site Plan (0200-2021) SBL # 2-1-30, 2-1-21.31, Harriman Business Park Larkin Drive Monroe, NY
Meeting :	Sep 8, 2022 - Town of Monroe Planning Board Regular Meeting
Category :	2. Returning Projects
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to

Motion & Voting

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

Motion by Chairperson - Bonnie Franson, second by Pat Shea.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Pat Shea, Nicholas Napoli, Dylan Penn, J Louis Rivera
Not Present at Vote: Jeff Manson
BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adopt the draft resolution with the amendments made this evening.

Motion by Dylan Penn, second by Nicholas Napoli.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Pat Shea, Nicholas Napoli, Dylan Penn, J Louis Rivera
Not Present at Vote: Jeff Manson

3. New Project

Subject :	3.1 HBP - Five Below (0208-2022) SBL # 2-1-34.21 128 Bailey Farm Road Monroe, NY
Meeting :	Sep 8, 2022 - Town of Monroe Planning Board Regular Meeting
Category :	3. New Project
Type :	Action, Discussion

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve architectural review based on the submission of September 8, 2022 and to waive the other submission requirements conditioned on the applicant returning to the Planning Board to adjust the lighting level of the interior lit sign if required by the planning board within six months of installation and modified to reflect oyster shell on the facade.

Motion by Chairperson - Bonnie Franson, second by Nicholas Napoli.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn, J Louis Rivera
BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to determine type 2 action not subject to SEQRA.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn, J Louis Rivera

4. Minutes

Subject :	4.1 March 15, 2022

Meeting :	Sep 8, 2022 - Town of Monroe Planning Board Regular Meeting
Category :	4. Minutes
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the March 15, 2022 minutes.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli
Abstain: Dylan Penn, J Louis Rivera

Subject :	4.2 April 14, 2022
Meeting :	Sep 8, 2022 - Town of Monroe Planning Board Regular Meeting
Category :	4. Minutes
Type :	Action, Discussion

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the April 14, 2022 minutes.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli
Abstain: Dylan Penn, J Louis Rivera

Subject :	4.3 April 19, 2022
Meeting :	Sep 8, 2022 - Town of Monroe Planning Board Regular Meeting
Category :	4. Minutes
Type :	Action, Discussion

5. Adjournment

Subject :	5.1 Adjourn Meeting
Meeting :	Sep 8, 2022 - Town of Monroe Planning Board Regular Meeting
Category :	5. Adjournment
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby

Motion & Voting

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

Motion by Jeff Manson, second by Nicholas Napoli.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn, J Louis Rivera