

Town of Monroe Planning Board Regular Meeting MINUTES

— 09/20/2022

Town of Monroe Planning Board Regular Meeting (Tuesday, September 20, 2022)

Generated by Norinne McSweeney

Members present

Chairperson - Bonnie Franson, Pat Shea, Nicholas Napoli, Dylan Penn, J Louis Rivera, Robert Garstak

Members Absent:

Jeff Manson

Consultants:

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. New Project

Action, Discussion: 2.1 **Owen Drive** (0207-2022) SBL # 3-1-9.1 20 Owen Drive Monroe, NY

Joel Mann - Brach & Mann representing the applicant

3.5 acres

subdivide into 3 1 acre parcels

URM & SR 20

minimum 10,000 square feet lots

3 single family homes

public sewer SD # !

individual wells each lot

road extension to connect to emergency access to Smith Farm

steep slope will build retaining wall

all requirements in bulk table

addressed some of MHE comments

Mr. Arnott Comments:

updated EAF number of items that need to be addressed

net lot area provision - steep slopes need to be subtracted indicated on the plans
(Mr. Mann showing a small plan that shows the slopes)
houses with well & sewer
sewer needs DEC approval
show the utilities
well testing performed
total disturbance over 1 acre so a SWPPP is required
existing Owen Drive within the town is private and extend and improvement to dedicate to the town details will need to be worked out
fire access turn around

some inaudible moments during discussion of property line
review of site plans on big screen

Mr. Mann can add a cul-de-sac
enough public right of way
speak to Building Inspector regarding road
3 or 4 other lots accessing that road

Ms. Torre comments:
SEQRA unlisted action
other involved agencies: OCDPW, DEC, Monroe Town Board
adjacent to the Village of Monroe Municipal boundary will need GML239
revised EAF submitted today answered most of Mr. Arnott's comments, the existing house on the property will that be demolished - that information needs to be added to the first page in addition to the creation of 3 residential lots
entitiy disclosuure form has some blanks needs to be completed
major subdivision under the town subdivision regulations because it proposes a new road required compliance with the cluster provisions unless waived for subdivision under 5 acres
house relocation notes
tree plan

need to schedule a site visit

Ms. Torre you might want to classify it as unlisted and declare your intent to be lead agency once I receive the revised EAF can circulate

Need as much information as you can find on Owen drive ownership information, deeds, filed

map, proposed dedication, any easements

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion that the planning board declared this proposed subdivision as an unlisted action and that we're authorizing our attorney to coordinate with the applicant in the circulation of the notice of intent to be lead agency.

Motion by Chairperson - Bonnie Franson, second by Nicholas Napoli.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Pat Shea, Nicholas Napoli, Dylan Penn, Robert Garstak

Not Present at Vote: J Louis Rivera

Absent: Jeff Manson

3. Returning Projects

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

David Kenny Snyder & Snyder
Vincent Xavier Homeland Towers

shot clock needs to be extended December 20, 2022
we submitted 2 submissions this month
on 8/25 we provided the bear earth view shed
revised plans that include the additional grading that was requested and additional information on the plans
one comment regarding the balloon test and the visual resource evaluation, tonight that is our main focus to get the balloon test scheduled
most people want to know the visibility of the tower
we would like to schedule it for the week of October 3rd
Verizon has a significant gap in coverage in the area
we are before the Town ZBA as well for a use variance
ZBA has retained Cityscapes as their RF Consultants - hope the board has had the opportunity to review Cityscapes report

Mr. Arnott comments:

significant grading for the driveway up to the tower
spoke to Mr. Maldonado to make sure the proposed driveway meets the state fire code, he is reaching out to Fire Department
the applicant did update the plans to provide 2 12 x 50 foot emergency pull-off areas to try to keep the grading down below an acre for the threshold
do not have the building inspectors determination as of yet
propsoed drianage for the driveway and colvert at the bottom need technical input from

applicant on that
fencing proposed around entire cell tower compound requires vinyl coated fencing either green or black
lighting details proposed didn't see detail on the plans need to be there
tree plan was prepared with a chart of all trees 10" greated to be cut code is 6" & greater plans need to be updated
will review the leaf off condition rendering
board previously requested additional topograhpy will review once provided

David Kenny

equipment compound is densely vegetated not sure if the vinyl slats would provide any benefit
- not sure equipment compound would be visible
not sure if fence would be necessary - possible waiver from this requirement considering the location of the equipment and what benefit will be acheived by having the privacy slats

Mr. Arnott the suggestion wasn't the privacy slats it was vinyl coating on the falvanized fencing

regarding leaf off conditions over 100 photos did a hand out of 3 tonight, when the visual resource analysis is completed it will show leaf on and leaf off conditions
topography was added to plans if you need more information we can do that as well

Ms. Torre comments:

Ridgeline Preseervations Overlay district applicant noted they will be providing a narrative that address those standards

ask on the plans sb1 & c1 add boundary line of the RPO

bulk table add reference to RPO

in addition to the underlying zoning district add a reference to the relevant town code sections
tree plan need to identify the trees 6" caliber or greater additional requirements theres map notes the code requires, designate buffer zones of at least 15 feet along perimeters of the tree stands section 57-84 (c)

additional requiriement 1 to 1 basis tree replacement required

tree plan referred to the Monroe Conservation Commission

does require GML review

you did declare your intent to be lead agency but the 30 days hasn't passed, next month assume lead agency status

open discussion on the date of the balloon float - picked October 1 with back up date of October 15

set up a site visit oustide visial analysis

Chairwoman Franson one of my concerns is the height relative to the existing tree line another concern is clearing out of a swath of trees to get to the road. What is the minimum to be able to put up the tower there that minimizes the extent to which you go over the tree line and the existing vegetation. You're in an area we are trying to limit impacts to and you picked the highest point to situate the tower, so we need to consider the impacts.

Mr. Xavier that is why when we put the application together we used a 100 foot pole versus a 150 foot pole. We worked with Verizon's RF engineers but you do need to be above the tree line in order for the signal to propagate. Once we set up a site walk you will see we are using the existing pathway in order to minimize the amount of trees to be removed. The tower is not 100feet long it comes in pieces and then they are stacked together. The towers are built to spec.

Spoke about the fact that Verizon is leasing space on the pole from Homeland Towers and at some point it could be co-mingled with another carrier. The actual lease is not part of the application.

submitted alternative analysis

cityscapes has documents

radio frequency report by Mike Crosby has been provided

done under both 4g and 5g

not sure if new tower will be considered 4G or 5G

on a co-mingled tower each carrier is about 10 feet apart can hold up to 4 carriers at once

would like to see what the coverage is at a lower height pole.

We can have that updated into our radio frequency justification report

some overlay maps would be good also

Are there other towers going up in other local communities?

Post notice on website about balloon test

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to extend the shot clock for the Homeland Towers to have our attorney review and sign the letter agreement regarding the extension.

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

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Pat Shea, Nicholas Napoli, Dylan Penn, Robert Garstak

Not Present at Vote: J Louis Rivera

Absent Jeff Manson

Action, Discussion: 3.2 **Sheri Torah - Trailers** (0197-2021) SBL # 2-1-21.2, 2-1-29 Larkin Drive Monroe, NY

Joel Mann - Brach and Mann

submitted revised plans

narrative to the ZBA was also submitted

site visit with Mr. Arnott who recommended some improvements

add some additional paving

Mr. Arnott comments:

Mr. Mann, Mr. Maldonado and myself met up at the site

one of the items discussed was the bus drop off location

reviewed the pictures and how the changes are going to be made, moved the taxis to a different drop off location

need to add signage and striping and maintenance requirement until trailers are gone

Mr. Maldonado requested the area noted as gravel area on the plans be paved and any additional paved area with deteriorating paving be improved and maintained

consideration to change some of the parking lot configuration as they are building the pool for the boys school changes to the circulations and changes added to this application

buses from boys and girls school coming need proper signage

did not get wall pack lights confirmation if installed need that

Ms. Torre nothing except circulation improvements added to the plans

GML 239

definitely need some signage

revised plans sufficient to go to county

4. Minutes

Action, Discussion: 4.1 **April 19, 2022**

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 Pat Shea, second by Robert Garstak.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Pat Shea, Nicholas Napoli, Dylan Penn, Robert Garstak

Not Present at Vote: J Louis Rivera

Absent: Jeff Manson