

Town of Monroe Planning Board Regular Meeting MINUTES

— 10/18/2022

Town of Monroe Planning Board Regular Meeting (Tuesday, October 18, 2022)

Generated by Norinne McSweeney

Draft

Members present

Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak

Members Absent:

Nick Napoli

Dylan Penn

Consultants:

Ashley Toree, 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 **Pallotti Village** (0196-2021) SBL # 33-1-1.21 98 Harriman Heights Road

Mike Morgante - Arden Engineering

Applicant review:

design has not changed

completed:

well testing completed submitted pump test results

didn't get back water quality test results

adequate water both sides of the road

very little draw down on monitoring wells

Dave Tompkins visited the site

Army Corp wetland by Manson Ridge

100 foot buffer

erected retaining wall around the wetland boundary line

small amount of disturbance from the outlet piping from the stormwater ponds, well below 1/10 acres disturbance

will be submitting to Army Corp of Engineers for nationwide permits

buffer updated

revised landscaping plan - additional comments from consultants

minimal comments left

received letter from Orange County Planning with approval

would like to consider a joint public hearing with the town board

Ms. Torre overview:

project before the town board and this board for the conservation cluster zoning

town board consented to the planning board acting as lead agency for SEQRA

in addition to having the role of advisory board to the town board on the master development

plan that's required by the conservation cluster zoning and changing the zone

this board is doing the SEQRA review for the rezoning and the applications site plan approval,

ultimately there'll be a subdivision involved

3 main approvals

rezoning by the town board

site plan by the planning board

later subdivision after the site plan is approved

so right now the board has been declared lead agency processing in a coordinated review for SEQRA

reviewed the EAF at a prior meeting

have not yet made a determination of significance or authorized the drafting of one

some items still to be completed:

waiting for well testing to be done

waiting for report from Dave Tompkins Ecological Wetlands Consultant

habitat report has that been submitted

Mr. Morgante dated April 21, 2022 submitted to the town and the DEC their comments:

proper tree clearing note placed on the plans as it relates to tree removal for Indiana Northern Long-eared bats

other comment was that the site is adjacent to Timber rattlesnakes den had to put together an encounter plan and monitoring report

not heard back from DEC as it relates to the acceptance of those items

discussion of public hearing first must complete SEQRA

make a determination of significance
ultimately you can hold joint public hearing if town board is good for zoning and site plan
later subdivision process will require it's own public hearing
you do have to have all the properties combined as one for purposes of the conservation
cluster zoning and site plan approval
next with SEQRA
finish part II of the EAF and authorize the drafting of the negative declaration

Chairwoman Frason at what point do we prepare a memo to go to the Town board with our recommendations

Ms. Torre after you complete SEQRA should be done prior to the public hearing

Chairwoman Franson before we make our determination of significance it would be good to get not a full site plan, the sheets that show what the units would be, a program summary, to the town board to make sure they don't have any comments.

Ms. Torre back in the beginning you submitted a petition under the conservation cluster zoning, I think things have changed in some respect, if you could look at the petition and update it and make sure it reflects your current proposal as far as layout design, number of units. Submit that to both boards.

Mr. Arnott comments:

SWPP reviewed no significant change

submissions to NYS DEC for wastewater improvements for both sewer treatment plants
wetlands adjacent area disturbances so the 100 foot buffers around the DEC as well as for the endangered species mitigation efforts

well testing water quantity submitted

sent to Frank Getchell awaiting his report

previous question for the applicant with regards to the cut and fill on site and how it relates to truck trips

a letter from the traffic consultant that for the south side 61000 cubic yards of fill are necessary which equates to approximately 208 truck trips and for the north side 47000 cubic yards of fill are needed which is 160 truck trips

Chairwoman Franson why so much fill?

Mr. Arnott because of the amount of or relatively close proximity of rock to the surface

Mr. Morgante it's a twofold issue, the site was developed before stormwater facilities were required, so the northern site is sloping topography from right to left in order to create the storm water management facilities with today's standard had to fill in the low area on the site to create the stormwater management pond. In preparing the stormwater management pond

we were looking to prepare a technology for the town that would incorporate a lot of runoff reduction volume so infiltration was highly desired. Soil testing was witnessed by MHE. In all the low lying areas need to bring in fill to level off the ground. Discussion regarding the amount of work and the reasoning for the large quantity of fill.

Mr. Arnott comments continued:

the applicant is proposing 2 public water supplies on the northern and southern side similar to the waste water submitted application to DOH last submission August 24th no response as of yet

regarding the truck turning diagram for the fire department in the plan set requesting the circle in front of the senior complex on southern site be provided for that area as well

Member Manson my question is for Ms. Torre in relation to the process once completed SEQRA next step would be to send recommendation letter to town board without a public hearing, wondering why no public hearing before recommendations instead of getting input from public and then recommendation.

Ms. Torre the process typically works with the planning board giving their recommendations then town board holds it own public hearing, this applicant is asking for joint public hearing ,as far as the planning board site plan approval and the town boards master development plan rezoning, so that is why I suggested first to have your recommendations to the town board, then it is up to the town board whether to schedule the public hearing which is based in part on your recommendations.

Member Manson this is because we are thinking about a joint public hearing.

Ms. Torre under the conservation cluster process you are required to complete SEQRA before giving your recommendations. Typically it is done and is part of the complete findings and negative declaration.

discussed the CCR and the steps for the town board and the process for the planning board because then it is considered a complete petition.

The board is looking for some type of matrix. Perhaps you could put together and EAF part 3 narrative where you refer to those studies and include them. There have been multiple submission dates maybe a drop box with all important papers. A list of reports with the last revision dates.

Chairwoman Franson comments:

additional wetlands make sure the calculation has been adjusted if need be for the added wetland subtraction

wetland permit need summary of wetland impacts, both direct wetland impacts and how much

area in the buffer and some evaluation of that
SERQA analysis
discussed the process
habitat report
density requirement
water quality and water quantity

Does it need to be clean fill, is it tested beforehand, what is the done in terms of the parameters of fill being brought in?

Mr. Morgante not involved in SWPPP but there's DEC requirements, depending on the amount of fill being brought in. Would need the location of the borrow pit, when it was taken from there and when brought to the site needs to be established for the building inspectors purposes.

scheduled a public information meeting for November 10, 2022 at 6pm

Public comments:

Ron Johnson 88 Shadowmere Rd community around Shadowmere Rd, Ruby road around Blythea Lake we had zoom call meetings we were going to get personal letters regarding board meetings.

Ms. Torre it was a Zoom meeting with the DEC regarding their approval, this board hasn't held a public hearing yet, all meetings are noticed on line and when it is actually a public hearing then the neighbor notification requirement triggers and letters get sent out.

Mr. Morgante it was a public participation plan the DEC if there is a wastewater treatment facilities in environmentally disadvantaged areas, the north side falls into this, you are required to hold this public participation meeting. Essentially a public hearing through the DEC the focus is simply on and solely on the wastewater treatment facility on the site. Any non related issues would be discussed at the planning board public hearing.

South side drainage to the golf course,

Jim Gulick 9 Shadowmere road questioning why the process of the site plan and subdivision is not being done at the same time.

Ms. Torre the way the conservation cluster zoning works is that it requires the land it's involving more than one parcel the land to be all combined into one prior to any approval of the rezoning or the site plan, then if the applicant want to subdivide into 4 parcels it can by returning to the board for the subdivision approval.

Discussed the process for the CCR and the steps.

Joy Hyman 64 Shadowmere Lake Road are the documents on line

Action, Discussion: 2.2 J Squared HH RD (0191-2021) SBL # 47-1-16 Harriman Heights Road

3. Minutes

Action, Discussion: 3.1 April 19, 2022

Action, Discussion: 3.2 August 11, 2022

Action, Discussion: 3.3 August 16, 2022

approved at 10/13/22 meeting

Action, Discussion: 3.4 September 8, 2022

approved at 10/13/2022 meeting

Action, Discussion: 3.5 September 20, 2022

approved at 10/13/2022 meeting

4. Adjournment

Action, Discussion: 4.1 Adjourn Meeting

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

Motion by Pat Shea, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak