

Town of Monroe Planning Board Regular Meeting MINUTES

— 11/15/2022

Town of Monroe Planning Board Regular Meeting (Tuesday, November 15, 2022)

Generated by Norinne McSweeney

Draft

Members present

Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn, Robert Garstak

Absent:

Luis Riviera - Alternate # 2

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. Returning Projects

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

Joel Mann - Brach & Mann
representing applicant

Mr. Mann Overview:

3 lot subdivision on top of the hill

by Smith Farm

have not submitted a completed updated plan as there are many questions regarding the configuration of the road

comments letter

had a field meeting with Mr. Arnott and Mr. Maldonado the Building Inspector

property line includes 3 lots and a proposed right a way, a small piece of additional land on the top left side is also included

extend Owen Drive as a proposed public road and dedicate that portion to the town so that the existing homes and the proposed homes will have access to the road

the road continues into Smith Farm development, don't want to open the road to Smith Farm as that will include reopening SEQRA
another option is to propose a cul-de-sac with the public road in front of the 3 proposed lots, but then there is a grading issues there
rearrange the lots to make it work
additional issue the village of Monroe owns up to the property line then becomes private we would dedicate the road to the town but then own a cul-de-sac through a village road
not to do a public road and do private road

Mr. Arnott comments:

focus on the road which is the key element

1-town road, if the town want to proceed needs to go to the town board

if town road needs to meet the town road specifications and needs a turn around at the end of the proposed roadway

highway department would have to go through a village road to access this road

2- access solely from Smith Farm, currently this is one of the emergency access to Smith Farm that is supposed to be gated

from that perspective there's two options:

either open the gate and have that a through road which from a traffic perspective would have to be re-evaluated from SEQRA

causing more traffic on Owen Drive

keep gated and move the gate towards Owen Drive so the homes are accessed through Smith Farm

private road 3 homes own and maintain

when discussed with Building Inspector not sure if he made a full determination, but it sounded like a cul-de-sac would not be required from a fire code perspective since it would connect to Smith Farm

at this point up to the applicant and the board to see which alternative they prefer

zoning bulk appeared all the lots meet the requirement of the URM zone

provide net lot area calculation - Mr. Mann on every lot - add to the table

water revised to individual wells from public water which was from the village

SWPPP required

tree preservation law required

village of Monroe attorney letter from Nov 2 and Oct 27

Ms. Torre Comment:

from SEQRA perspective declared intent to be lead agency October 4

assume lead agency status no objections received

road question is a threshold issue needs to be addressed before moving forward
EAF said it was archaeologically sensitive area
plans need to go to SHIPPO
entity disclosure form needs to be completed section was blank
major subdivision because it proposes a new road so major subdivision requires the applicant to comply with the cluster provisions of the code unless the board waives them. You can waive them for subdivisions less than 5 acres

Chairwoman Franson comments:

if private road limit on total number of and I believe it's 3 is good
Mr. Arnott the private road regulations allow up to 4, however need a determination from Mr. Maldonado since there is an existing road would the number of lots be restricted because of the other houses accessing from that private road

BF

Drainage needs to be addressed as back of property is sloping
maybe issues for the downhill property owners
retaining walls not in favor of, in the zoning regulations it talks about terrain adaptive housing making sure the housing contoured to the land
zoning terrain adaptive housing

Mr. Mann enter property slopes from front to back, allowed for exposure based on height calculation so I have tried to preserve as much as I could after the retaining wall
leave existing vegetation there

Chairwoman Franson Continues:

going to be individual wells
connected to sewer
should we bring up the Village letters for informational purposes

Ms. Torre there were 3 letters initial was an email after the lead agency notice was circulated, followed by a letter from the village attorney and then a letter from the traffic engineer for the village

work on the road definition

Chairwoman Franson currently the village is an interested agency would anything in this design trigger them to be involved agency

Ms. Torre not at this point, but it depends on the direction of the road and if it opens up Smith Farm approvals

Chairwoman Franson clearly label on the map the town versus village boundaries, where it's village going into town to be clear

need to hear from the village and then the town board whether they would accept the road

set up meeting with the town board and reach out to the village board get together for discussion on the road access

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby declares themselves lead agency.

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

Not Present at Vote: Robert Garstak

Absent: J Luis Riviera

Action, Discussion: 2.2 **Pallotti Village** (0196-2021) SBL # 33-1-1.21 98 Harriman Heights Road

Michael Morgante Arden Consulting project engineer
Bill O'Connor

Chairwoman Franson addressed the audience with an opening statement and ground rules for tonight's meeting.

This is a public information session on the Pallotti Village project, this is not a requirement of the planning board, but we felt it was important to get the public's input because we ultimately are the lead agency responsible for the environmental review of this process. So the applicant has petitioned the town board to apply the conservation cluster residential floating zone to the property under article 21 of the zoning code and the town board has referred the proposed master development plan to the planning board review and recommendation, and the planning board is also acting as lead agency meaning we're in or responsible for the environmental review of the project in addition to the town board approval of the CCR residential floating zone. The project is also requiring approval of a site plan, a local wetland permit and subdivision plan approval by the planning board. So the purpose of this information session is twofold first a presentation will be given by the applicant in order for the public to get information on the project and then following the presentation the public will be given an opportunity to ask questions and then provide comments in your thoughts on what your viewing this evening. We would especially like to get any comments on what you perceive might be environmental impacts. You will raise your hand and come up to speak given your name and address for the record, address your comments to the board not the applicant, be courteous and respect the process. Comments will be limited to 5 minutes per person.

Mr. Morgante:

the parties involved in this project are the Sisters of Charity Parish Property Management Rockabill and Affordable Housing Concepts (AHC) General Contractor

The Sisters of Charity housing was founded in 1998 is community based not for profit it's a dedicated developing managing and advocating for affordable housing for the elderly and the homeless and homeless housing

they own and provide support services in over a thousand units in NY Parish Property Management. Also, a co-developer they've been founded in 2003 and have built a management portfolio that included hundreds of religious and education properties throughout the US. They serve clients in the private industry but also work closely with other religious orders. Rockabill also founded in 2007 has been involved in the development of over 12000 units of affordable housing with costs in excess of 1.5 billion. They specialize in financial structuring affordable housing projects through issues of low housing low-income housing tax credit area and they advise on the design and responsible for construction of the project. We have a deep and experienced team assembled as part of this project.

located in the RR1 zone near Mansion Ridge Golf Course and Sapphire Elementary School.

project is situated on 89.18 acres owned by the Palatine Sisters the Catholic Apostol

the project will be constructed in 2 phases

first phase will consist of senior housing on the southern portion of Harriman Heights Road consisting of 88 - 1 bedroom and 12 - 2 bedroom units

second phase is the northern side consisting of 2 multi-family buildings with 24 one bedroom units, 24 2 bedroom units, 12 three bedroom units also included will be 18 town homes 6 - 2 bedroom and 12 - 3 bedroom

also proposed to construct a town soccer field with phase 2

there use to be several convent buildings and military academies back in 1912 which have since been removed 20 years

one Convent still there on the south side of Harriman Heights Road that was constructed in the early 2000 and the sisters currently reside there

it's proposed that this development be located where the prior paved parking lots and buildings were to maintain existing site conditions

existing maintenance garage on the north side that will remain

there is a cemetery on site

public water supply wells currently on the site along with 2 existing wastewater treatment plants

the Queen of Apostles wastewater treatment plant is on the southern side that the convent currently uses, on the north side we have St. Pat's wastewater treatment plant handles the flow from Little Pals preschool

2 entrances off Harriman Heights Road already coordinated with OCDPW

will eventually be subdivided

landscaped areas, lawn and natural sites

maintain as many stonewalls as possible

plans were shown on the screen and location of buildings, wastewater plants were pointed out proposing stormwater management areas throughout the site to handle any of the impervious surface runoff which have been designed in accordance with NYS DEC

will be 82% open space so a majority of the site is remaining in its natural state

this project is 178 total we meet the zoning density requirements for the CCR Zone of those

178 units 20% of those 178 units will be for families earning less than 100% of the area

median income, 100 units will be restricted to families with at least one person over the age of 55 on the senior housing side and that meets a major market need

Bill O'Connor non for profit developers work typically with non for profits in this case the Palatine Sisters

the sisters have a 100 year legacy in town

we wish to preserve that legacy by building something that is community based project

new soccer field

club house open to all residents of Monroe

applying for state subsidies

seniors clean development

need support

northern side family base project

moderate income workforce housing

available to local people

Will go to NYS to look for funding on the project

Public Comments:

Matthew Ladka - 1345 Orange Turnpike

multiple developments going on in the area

Pallotti, Rye Hill, behind Captains table, and the one by police barracks

traffic is a number one concern how is that being handled

maintaining low income or elderly community who is going to be in charge who is going to maintain to make sure it is the elderly

Chairwoman Franson there is a traffic study

captains table do not have control Village of Monroe

by police barracks not one of ours either under the Village of Kiryas Joel

William Dutcher - 265 Harriman Heights Road

main concern water - we are on wells

Mr. Arnott - water quantity has been submitted still waiting on the water quality waiting for response from Hydrogeologist

Susan Gowen - 115 Ludlum Road

wastewater facility are currently under capacity what happens when it fills and where does it go

Mr. Arnott:

there are 2 existing sewer treatment plants, they have applied to the NYS DEC to amend those SPDES permits which are the permits for the wastewater treatment plants to discharge to where they currently discharge which the applicant has submitted to the DEC as part of the environmental review process, the modifications have not been accepted by DEC

Mike Mc Mann 198 Harriman Heights Road

concern on well water - I am on well what happens in 3 years if my well runs dry is someone going to be responsible for that.

Mr. Arnott they are not looking to reuse existing wells, they're proposing new wells for each of the public water supplies that will be permitted

Mr. Morgante - we have drilled 2 new wells on each side and the pump tests have shown more than adequate capacity to supply water for the project , drawdown was absolutely minimal

Jack Palmerton with Hydrogeologist Environmental Solutions

we performed the 72 hours pump test - 2 wells on both side pumping at the same time started in 1 hr intervals and ran for 72 hours. We did off site monitoring north and south side and received good coverage with no side effects, we did water sampling at end of 72 hours still waiting on lab reports

Mr. Arnott want to clarify what the pumping rates were on each of the wells and how that compares to what the ultimate use would be from each well.

Mr. Palmerton the 2 wells on the north site both pumped at eight GPM (Gallons per minute) and the 2 wells on the south side pumped at 6gpm.

Ann Dutcher 265 Harriman Heights Road

how can I be confident that the aquifer my well is on won't be effected

Mr. Palmerton the aquifer that we drilled is was a very good aquifer, we went to surrounding

houses on each side which are separate aquifers and we did not see any drawdown effects while pumping

Avenir Struga 60 Peterbush Drive

lived here 4 years don't want NYC in Monroe, I know what low income bring to neighborhood work on it everyday, what can we do to keep Monroe the way it use to be. Been changing a lot for the negative pollution, traffic population, many more than expected, where are they coming from, can't afford the traffic for the amount of people to come in, this is a big mistake.

Chairwoman Franson: is the housing going to continue to be owned and operated by the Sisters?

Mr. O'Connor The Sisters of Charity operate over a thousand units of affordable housing. There is actually a recently completed project in Nanuet NY you can visit to see how it operate it's quite bucolic. Under the state law we are required to manage the property for 50 years professionally manage it.

Yvette - Barnett Condos

soccer field being built, what about outdoor activities for seniors living there not looking for soccer fields

my other concern is to keep buildings to minimum height as to not have 5 & 6 story buildings

Chairwoman Franson speaking to building height, what are the heights of the buildings going to be?

Mr. Morgante bulk table shows 35 - 40 feet for senior housing and likewise for the multi-family 2 story buildings for condo and multi-family and 3 story for seniors

Chairwoman Franson touch on the need for senior recreation what is being provided for them?

Mr. O'Connor the soccer field will be on the northern side family side on the southern side where the senior housing is being built tried to maintain as much open space with natural screening. The buildings are strategically located on the existing footprint of the buildings that were taken down outdoor recreation space , separate community center.

Jeanne Colonna 377 Harriman Heights Road

what affect will this have on our school system and our school taxes

other concern is traffic Harriman Heights road went from lightly traveled to massively traveled hard to get the mail cars travel above 30 MPH

with climate change what is going to happen to our water conditions. already had a drought now adding more people what will happen in the next drought over populate an area

wonderful soccer fields brings more cars

Joy Hyman 64 Shadowmere road

water in and water out

Applecross, then Manson Ridge causing water issues , concerned how old water treatments plants are, are they up to code, concern of them dumping into Blythea lake

no soccer field build a lake to dump into

traffic on Harriman Heights is also difficult to maneuver

Chairwoman Franson are the wastewater treatment plants being upgraded in any way

Mr. Morgante I would like to clarify a previous comment regarding drought situations, we preformed our 72 hour test during the drought this summer, so we ran the test during the worst possible time and still had little to no effect on the systems. Reviewed the types of systems each wastewater treatment plant has. We had a wastewater treatment plant operator go up and reconnaissance of both plants, the southern plant needed some minor upgrades, preformed a general routine maintenance, the northern side again general routine maintenance and it meets all standards. There are currently SPDES permits that are about 40 years old that have been updated accordingly, DEC looking at last submission

Member Manson can you explain what a SPDES permit is for the benefits of our guests

Mr. Morgante SPDES permit is an acronym for State Pollutant Discharge elimination system the DEC sets criteria for what the effluent limits are for each wastewater treatment plant

Jamell Evans 404 Harriman Heights Road

this complex isn't the actual problem it's simply a system of problems that we have all noticed has been coming. Noted Chairwoman Franson Environmental Planning background, brought up an article from a few years ago and your concerns around undesirable growth of dense multi-family zoning along North Main certain proposals were stopped, overall noting to elect mayor to make sure the Village's land use regulations reflect the consensus and vision of the people who live there. That is the most important part and shouldn't be overlooked.

Congestion is coming example Nininger Road it would be an understatement the impact from those future habitants has not even been factored into the amount of traffic and congestion that we are already seeing. Knowing that how could we in good conscience be okay with adding on to that without planned infrastructure updates to prepare for this onslaught. For those responsible for building this I am not going to support them directly and to the people responsible for building this or financially benefiting from this, have you spoken to anyone outside of your circles that actually wants this from what I am hearing this isn't something you are doing for this community this is something you are doing to this community. Plans that are responsible environmentally conscious and take maintainable growth into consideration should be the pillars that help to decide if a project like this goes forward. In addition think of the consensus Envision of the people who live here if there was an actual vote for this do you

honestly think the people of the area would want it. I think there is an opportunity here to show the people that more intelligent and strategic thinking can happen if not then be honest with the people of our area and let them know that one day they'll be living in Orange County version of Co-op City. Final question why isn't this being proposed for an area outside of Monroe that better relates to the multi-family building approach we clearly already have some of those sections, I'd assume it's because you'd make more money by selling potential tenants on the beauty that you are actively working on taking away.

Matthew Connolly Amy Todt Drive

I'm here as the Treasurer of the Pine Tree HOA

Our HOA is a community of 123 homes established in 1971 for the purpose of maintaining preserving and architectural control of a common recreation area which consist of approx. 16 acre parcel with an 11 acre lake and 5 acres of contiguous woodlands located just downstream from the proposed development.

statement: we come before the planning board tonight so that you have our interest protected, good level of due diligence regarding this project that you're reviewing currently. We come before the board tonight to convey our concerns regarding the risk posed by this project with particular emphasis on the drainage and runoff issues that might arise given the scope of the project. We know the planning board has lead agency status with regards to the provision of SEQRA and hope that the comprehensive evaluation of all environmental factors will be conducted. This should be a Type 1 action requiring a full EIS, our concerns being the development is approximately six to 12 hundred feet from the stream bed that enters Pine Tree Lake that feeder stream is part of the Ramapo River watershed it flows into Pine Tree lake and discharges to surrounding wetlands located nearby before entering Ramapo River. The proposed area to be developed is at a significant elevation above our lake approximately 200 feet which could potentially impact our watershed adversely given the risk of the sediment runoff during construction. We say this as we have past history with developments above our watershed for instance we sued Mansion Ridge Golf Course developer for damage done to our watershed had to dredge the lake for large amount of silt and runoff that was not properly controlled and the lake has never been the same, in addition there was another subdivision in 2005 Pine Tree Gardens same issues We are hopeful that the planning board of Monroe will become our partner in environmental advocate in ensuring that no further damage occurs to our watershed and that means are taken to ensure the quality of Pine Tree lake.

Ira Wasserman 366 Orchid Hill road

would the Sister be able to sell the property to someone who doesn't need the state financing?

Mr. O'Connor no they wouldn't be able to pay off the State financing it's a 50 year agreement

that lasts with the property and the sisters. If something happened to the sisters where they wouldn't be around and it had to sell it would have to be another not-for-profit that would have to abide by the state rules.

Bob Rico 12 Augusta Court
my question concerns fire tanks
Manson Ridge has fire hydrants
Fire pump and a large fire tank where is this going to be placed
wells- did they analyze water
was any water tested

Chairwoman Franson: fire flow, fire capacity, fire code and water testing just received information on

Mr. Morgante yes we will have to provide fire storage tanks
want to get water quality and quantity reports completed soon
if any types of high levels of manganese, iron or sulfur any of these kinds of things there are treatable solutions to these
will size the tanks - health department
tanks will be within a building or buried under ground for fire storage, will not be visible
3 story building will have sprinklers, don't recall the code for 2 story and multi-family
Mr. Arnott since the building is larger than 9,000 square feet it will require sprinklers

Josh Fino 98 Woodland road
flow rate 48000 gallons per day if you assume 90 gallons per person per day that is supported by the calculations
how many parking spaces at facility
current property is tax exempt as religious is new property tax exempt
what happens after 50 years how will site be maintained
when was traffic study done

Mr. Morgante 156 spaces for the senior housing, 141 spaces for the multi-family and 48 spaces for the townhouses, plus soccer field 66 spaces
Frank Filiciotto Creight & Manning the traffic study started in 2020, used current data and historical data published by DOT as a reduction in traffic do to covid. The results were vetted by both Orange County as well as the planning boards consultants AKRF. We're confident that what we analyzed is representative of what a normal condition is going to be.
regarding the parking spaces in terms of quantities we satisfy the town code requirement for all 3 components of the development

Tom Ludington 79 Brower Road

how do control sales for the units

Financial perspective we talked about the nuns owning the property for the next 50 years, is this property tied to the Archdiocese of NY?

treated water I heard pump chambers and the effluence, I have pump chambers that pumps uphill are there going to be generators to support those should there be a power failure review the numbers for water per day what happens when the empty nesters aren't empty anymore

will there be elevators

current technology

Chairwoman Franson not sure if we discussed property taxes and if it's tax exempt or not, don't recall hearing about generators, then rental versus ownership

Mr. O'Connor

intended to be rentals not sales, rates on work force to moderate, senior side further depressed, don't know until submitted to the state

family to work with the local community to understand demand

Sister and the ownership are a separate 501-3C from the Catholic Church, they are separately run and funded

if the sisters are not going to be around in 50 years they've laicized all their boards their professionals who serve to continue their mission and foresee the vision the Palatine Sister's wanted for the property, if something should occur it must be a non for profit organization that takes over

what will happen in 50 years = based on other models state deal under new parameters because it is a non for profit exemptions

question with regards to taxes because it is a not-for-profit they are entitled to some tax exemptions, the model would have to pay all the standard taxes for the Special Districts which the town would assess then there would be some negotiated payment lieu of taxes. That will be open to the public.

PILOT - Payment in Leu of taxes

Annette Kerins 111 Continental Drive

I am here to represent the Senior citizens of Monroe. I have been a homeowner in Monroe for 56 years and now a condo owner for 18 months. When I lost my husband 18 months ago I didn't want to stay in the big house by myself. I was unable to find an apartment on the first floor, it's impossible for Seniors to stay in Monroe. I was fortunate enough to be able to afford to buy a condo which took many funds away from my future expenses.

Lather Haredy 95 Hawxhurst Road

I am 8 years old and go to Pine Tree Elementary, my little brother is 6 yrs old and goes to Sapphire Elementary.

my family moved here in 2018 from the Bronx for the good schools and nice neighborhoods houses

we didn't like how crowded the city was with traffic and pollution

makes me sad to think of big buildings and all the people crowding our area

Rebecca Black 95 Hawxhurst Road

moved for the quiet rural residential area

moved for space and the kids

I commute 4 hours a day to the city last thing I want is more traffic and higher density housing

we moved here for space and quiet what is the price for that high taxes

we not only pay high taxes we will be subsidizing and to me that is unbelievable

at a previous meeting I believe Mr. Manson said you work for us and that you were happy that

we were here, I just want to say please work for us because the town does not want this or

any high density housing

Jim Gulick 9 Shadowmere Road

the CCR I was under the impression that those floating zones were supposed to be adjacent to utilities that were already there not making new ones

for the young lady who spoke on senior housing we could take that land 89 acres and build 80 - 90 houses

keep the 88 senior housing units that would be terrific but to add another 170 units on the

same acreage don't see the advantage for anybody except those developing the property

also worried about Blythea Lake north side where discharge will come in is like a septic where the south side it is better there has to be a reason for it and it seems to be the effluent coming in from the north side

maybe the lake can be dredge and get topsoil for it to alleviate some of the problem

Larry Deblinger 90 Shadowmere Road

Blythea Lake heavily overgrown for many years been researching it for some time and when

Mr. Morgante was showing documents about effluent requirements he didn't show this

document called Phosphorus removal requirements for waste water discharges to lakes and lake watersheds, this is specifically because lakes don't move the water and disperse and

dilute the water as much as moving streams. Blythea like is a manmade lake it is small and

shallow so it's very vulnerable to any kind of pollution. The point of this memorandum which is

dated 1988, 34 years ago, is that phosphorus is an extremely potent cause of aquatic

overgrowth and it says here it should be 1 milligram per liter in effluent. I have spoken to Mr.

Morgante via emails in the past and he said that the effluent the phosphorus levels and there

effluent per facility are 3.6 and 4.8 that is 4 to 5 times what this document from 1988 says it should be. He also mentioned that the amount of effluent is only 2,000 gallons per day this document says that at that low level there is not enough for discharges of 10 000 gallons per day or less either soil or subsurface disposal should be required without chemical treatment since the chemical Edition process would be problematic due to limited operator involvement and capability surface water discharges should not be allowed in this flow range now there's a couple of things right here for over 34 years and they've been getting DEC approvals. I don't know if any of you have any idea why that could be happening I welcome your suggestions you know I mean there's a little bit of a suggestion in this document that they put it out in 1988 it's a new so that not every facility will be able to change and upgrade immediately but that was 34 years ago you know so what's been appening I mean it's a mystery it deals with the DEC but the point is the lake is very overgrown and it has not been treated up to the correct standards who just for my information who owns the lake the sisters do I believe okay but you know I have some documents here and one of them does indicate that all natural resources are really the property of the citizens of the state it's like if you own it's kind of held in trust you know it's part of our environment

Chairwoman Franson why don't you touch upon the public participation plan that was held Mr. Morgante reviewed the process with DEC and the zoom calls with the neighbors. Apparently the north side of Harriman Heights Road Falls inside a Zone called an environmentally disadvantaged region our property being on the north side of the road it triggered this part public participation plan in accordance with DEC requirements and essentially I'm supposed to have a video teleconference which is a fancy name for a zoom conference and we were to notify all of the surrounding Community within I forget what the exact prescriptive was 300 feet I want to say of the property boundaries so we certified return receipt mailed all those property owners that this was going to happen I made available to the public the site plan the reports that I prepared the wastewater capacity to report everything that I've submitted to the DEC as it relates to the way sort of treatment plants was made available via electronic access to anybody who wanted to see what's in there. So we logged in twice I want to say it was the second Wednesday in August and maybe the fourth of August we had two Zoom video teleconferences and people logged in and there obviously you heard a majority of what their concerns were with Mr. Deblinger's presentation just now so he and I had discussions as it relates to nutrient loading to the lake at which time that was during the first meeting so what I did was I contacted our wastewater treatment plant operator and I said could you go do some tests for me and see what the results look like and on the Queen of Apostles on the south side we ended up with a .07 parts per million reading for nitrogen because that's one other important element that can impact wetlands and the phosphorus reading was 4.84 on the Saint Pat's side we were at 0.1 parts per million for nitrogen which again is extremely low and we were 3.68 milligrams per liter of phosphorus I would also note the north side is a subsurface treatment system which I believe that guidance document had suggested that flows were below 10 000 gallons per day should be considered for the nor the

southern plant obviously is like we discussed before it's an extended aeration plant so these numbers by the way were given to the DEC also in an email so they're aware of what the concerns are one thing I brought up during that public participation plan which was important was the the public was concerned that all of the degradation of the lake was pretty much directly attributable to these two wastewater treatment plant I noted to that public during those meetings that we've never discharged less Wastewater in 20 years the lake you know we were permitted more discharging pretty much at full capacity with the old buildings that were there for 20 years those buildings have been removed there are many days that we don't even get a good flow reading from the Saint Pat's facility because little pals isn't contributing enough flow to it and on the South Side on the Queen of Apostles were on average maybe about 2 000 gallons a day if even that so we've been discharging at 5-10% of what the SPDES permit are allowing us to do. So I find it difficult to understand if in the last 20 years the lake has gotten worse how could it be pinpointed to these two particular plants.

Chairwoman Franson I have a general question if there's going to be a pollutant loading certainly a golf course is a prime sink for that. Curious for both sides of the street what extent does any of the golf course actually drain in the direction of the lake or the wetlands. They do have their own storm water controls they probably graded in a way to direct it elsewhere and not getting captured and is part of the pollutant.

Mr. Morgante it's a significant part of it because the side of the golf course it's adjacent to us completely drains into that NYS DEC wetland and finds it way to Blythea and the northern side goes into Pine Tree Lake.

Carol Hawxhurst Hawxhurst Road

lifelong resident of Monroe

good thing for the seniors maybe outdoor activity on their side bocce ball courts walking trails for them

fertilizer and pesticides that will be put down will that impact the wells

I know my well has slight uranium

some else mentioned water testing

buildings near the wetlands and the ramifications from that

wastewater treatment system discharge to existing wetland is that not good

impact on wetland on cutting trees

traffic all developments proposed or in place 600 plus vehicles if Rye Hill goes through going onto Orange Turnpike and probably another 400 vehicles or more going towards Still Road it had been said that if this does go forward the traffic would be re-evaluated is that true?

Chairwoman Franson the traffic study includes the developments in its study if the project changed significantly you might ask them to revisit the traffic study

Mr. Morgante on the senior side already have some area set aside for recreation we could

look into bocce ball but as far as walking trails there are some there already which will be left
Chairwoman Franson will there be interplay between both sides

Mr. O'Connor there is a community center on north side for all to use as well as Monroe community. Would like to re-emphasize that the existing footprints of the former buildings are primarily out site so we would not impact the wetlands and we would not impact the bucolic nature of the property.

Mr. Morgante the next issue was fertilizer and pesticides yes we will be using them but most of the area drains into stormwater management facilities as we wanted to try to recharge as much of that groundwater back into the existing groundwater supply as possible.

Anne Marie Morris 5 Coffee Road

here as a resident and as the senior center director

the senior portion of this project the seniors talk about constantly and they would like to know that a developer is thinking about senior housing. Here in Monroe senior housing is remiss in having enough senior housing for seniors right now.

In the village is Monroe Commons on North Main Harriman Woods part is market price and then senior sliding scale- Lamplight Village is another one

Senior housing doesn't bring a lot of traffic as if you have a couple they normally only have 1 car

they utilize the dial-a-bus program

difficulty finding a rental a lot of them are house rich but would like to downsize but have nowhere to go

the senior component of this project is excellent and outdoor activities would be great

Kevin Kievit 65 Hawxhurst Rd

looking for clarity on the CCR overlay

stuck on the housing unit quantity

comprehensive plan objectives achieved through the use of the CCR floating zone

conventional subdivision plan meet a defined minimum number of proposed lots

submit both a conventional and a cluster development layout and allow the planning board to determine whether the cluster development must be pursued so that the town's objective for preserving undisturbed open space is met

Chairwoman Franson you have been referring to a different provision there is a concept called cluster development cluster subdivision that you are referring to in NY state town law we have those provision in our town code

but there is a separate part of the code called the conservation cluster residential floating zone as much as it has cluster it is not the same law

Mr. Morgante it's basically one unit for every half acre we have 89 acres so essentially take 89 and multiply it by 2

Member Manson explained/discussed the CCR zone

Mary Liga 16 Reynolds Road

think its a good idea

as long as we make sure we don't contaminate the water

is the project in Nanuet similar to this one if we go take the our

Nanuet NY 196 Convent Road Vincent Village

does granting CCR zoning set a precedence for other projects as good for the community

concerned with the additional traffic

favorable to have the senior housing

make more walking trails

Maureen Richardson Harriman Heights Road

we are a community we all have different concerns in no way is my I criticism of any part of

this project saying that the seniors don't desperately need services and housing

this project strikes me as we are at an intersection of profit and environmental welfare where

the Palatine Sisters is trying to sustain itself expand provide services and make money and do

so in a way that could benefit the community.

looking at the plans we have natural buffers wetlands and expanded out those natural buffers

to be fitting the 65% requirement for the CCR zone where is the big open space

looks like plan for senior housing and was amped up the density to maximize the most profit

for the acreage sustainable

My question and Preserve Monroe's question will always going to be is this sustainable.

need speed control on Harriman Heights Road

I would also ask if there's anything that this community could do to raise volunteer or the

resources for the volunteers to aid

my biggest concern again is just we should be as a community mandating natural buffers

mandating certain landscaping

3. Minutes

Action Discussion: 3.1 April 19 2022

held over

Action Discussion: 3.2 August 11 2022

held over

Action Discussion: 3.3 October 13 2022

held over

Action Discussion: 3.4 October 18 2022

held over

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 Jeff Manson second by Nicholas Napoli.

Final Resolution: Motion Carries

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

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