

Town of Monroe Planning Board Special Meeting MINUTES

— 10/01/2024

Town of Monroe Planning Board Special Meeting (Tuesday, October 1, 2024)

Generated by Norinne McSweeney

Draft

Members Present:

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

Members Absent:

Lou Rivera

1. Welcome

Action, Discussion: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Returning Projects

Action, Discussion: 2.1 **Monroe Commons** (0182-2020) SBL # 2-1-10 Nininger Road, Monroe NY

Applicant Representatives:

Daniel Richmond - Zarin & Steinmetz

Jon Dahlgren - Tim Miller Associates

Ken Wersted - Creighton Manning

Mark Siemers - Pietrzak & Pfau via Zoom

Miri Davis - Gutt & Vann Architecture

Ms. Davis reviews project:

- four story mixed used building designed to enhance community engagement
- provide essential services
- this project brings together shopping, working and recreation to create a vibrant environment for both residents and visitors
- the building spans 42,439 square feet and stands 49 feet 4 inches tall
- first floor large grocery store and mall area designed for easy access for shoppers
- two story mall entrance connects the first and second levels and the office lobby entrance that serves as a dedicated access point for office tenants
- the loading area is divided into four zones that include 3 bays for small delivery trucks that will process the grocery deliveries, five loading bays for large trucks that will deliver supplies

to the building, one loading dock for garbage compactors that will handle the garbage and boxes for the entire building, and one loading dock for the retail tenants to provide easy access for deliveries to be transferred to the basement storage areas.

- each retail space at the front of the building has its own entrance for enhanced convenience and visibility
- the second floor is entirely dedicated to retail storefronts offering a variety of shopping options for the community
- there are 2 ground level entrances on this level the secondary Mall entrance which is located on the left side of the building as well as the back office entrance that provides easy access for employees from all parking areas
- moving up to the third floor we offer a mix of professional office spaces and medical facilities there's convenient access to both the medical lobby and the hotel lobby making it easy for visitors to navigate the building
- the fourth floor combines private offices, hotel rooms, amenities and a large executive Suite.
- the Hotel features 71 rooms including standard room suites, executive and platinum Suites all room types include ADA Compliant options to meet current accessibility standards ensuring an inclusive environment for all guests.
- the amenities on the fourth level include dining and kitchen spaces a cafe and a prayer room
- the rooftop features three separate decks exclusive to Hotel guests, office employees and executive staff these rooftop areas are intended solely for leisure and relaxation
- the basement is mostly utility space designed to enhance building's functionality, the storage spaces are provided for grocery store and retail shops commercial kitchens and utility areas which are strategically located and separated from the public spaces to ensure smooth operations and privacy
- the recreational facilities which include a pool and gym for hotel guests as well as a private pool and gym exclusively for the Executive Suite
- for the exterior design I'll reference the renderings we have here as well as our material board.
- we worked very hard to incorporate the feedback that we received from the Planning Board we tried very intentionally to design an exterior design that would blend with the surrounding architecture while at the same time adding a modern touch
- we selected high quality materials for both durability and appearance including light and dark colored stucco, aluminum, glass, cultured stone and polished porcelain slabs
- on the updated set that we sent you we divided the building by sections just to give more clarity
- starting from section one the gross area which features cultured stone curtain glass aluminum canopies
- moving over we have the mall entrance which includes the light colored stucco aluminum glass cultured stone and aluminum canopy
- office entrance combines light and dark colored stucco aluminum and curtain glass the retail storefronts feature Stone curtain glass and aluminum accents

- on the upper floors the secondary mall entrance utilizes wood planks porcelain tiles and aluminum to create a warm atmosphere
- the back of the building we have the retail office and medical areas which feature a dark colored stucco porcelain tile aluminum accents and glass to maximize natural light
- the hotel entrance incorporates dark colored stucco porcelain slabs curtain glass aluminum accents and aluminum canopy and
- finally the loading area contains dark finished concrete masonry units with light colored stucco aluminum and glass above
- here are samples for all of the materials that we pulled out all labeled in accordance with the finish schedule that we show on A8
- in summary this new mixed use building is poised to significantly enhance the community by providing a diverse array of amenities, modern office spaces and quality accommodations. We believe it will foster community interaction and support local businesses

Deputy Chairman Manson - 2 questions after this presentation:

- 1- I was under the impression all deliveries would go to one loading dock and then down a hallway to the store is this not correct or are they curb side deliveries for the smaller stores opposite the grocery store?
- 2- something that was never discussed in great detail what are if any green initiatives worked into the plans as far as sustainable.

Ms. Davis the answer to question one is the one loading dock is for the retail stores and it will be taken to the basement level where they all have storage areas and then it will be delivered to the stores, via a hallway in the basement not on the first level.

Mr. Dahlgren - at some point there was discussions of solar panels for the bus waiting area and recharging stations. I don't know of any other green initiatives.

Chairwoman Franson asks Mark Siemers who is on Zoom - what's the latest shown in terms of those kinds of green technologies on the site plan?

Mr. Siemers - the infiltration is a green infrastructure practice. We don't have solar panels on the roof because the rooftop is being used for active space.

Mr. Gross - as we discussed the whole time there is going to be in the front, you can see it on all the site plan, a solar panel canopy under level two and level three, there will be EV charging station and that's meant to do both to charge the solar and electric 40 EV charging as well as giving back to the grid when there is extra electric.

Member Garstak - how is traffic supposed to be mitigated by the various types of traffic lights and opening up that intersection at the corner of Nininger and County Rt 105? I'm not sure why those lights aren't being timed now to show us it's only going to get better if we go across the traffic there is absurd.

Mr. Wersted with Creighton Manning - spoke about how with the dodge connector improvement it would take off some of that pressure and would probably relieve anywhere from you know 20 to 25% of the traffic trying to go through those intersections. There will eventually be a traffic light at Acres Road on Bakertown but in between there you have all these little side street intersections that are all stop signs those are all planned to be improved with traffic lights and Bakertown Road itself is going to be widened out to I think maybe four or five lanes to accommodate a greater flow through there, so those are the improvements on that side of this area. Obviously there's improvements directly in front of the site and then also improvements proposed down in Dunderberg to help mitigate those impacts. This would probably be a two to three year process to wait for everything to happen and then to see if it's working. However, I say that but the Village is looking to put the dodge connector out to bid this year and to have construction next year on that. The traffic improvements for Bakertown Road are already in the hands of a contractor.

Chairwoman Franson - started to review the resolution changes that were made:

- changed from mixed use to multi tenant commercial building
- changes to the language for the service for Orange County Sewer District
- asked to have a reference made that another parcel is involved in the Village of Woodbury
- added a few sentences about the other properties that are involved either through direct disturbances or through easements that may be necessitated to accommodate the project
- it's in the HI Heavy Industry Zoning District
- there's a recitation of the plans we relied upon
- I just wanted to make reference to the accepted DEIS and FEIS and then the adopted finding statement since there were multiple iterations of those documents

Mr. Richmond - actually going back to the first page if I might, we just need to clarify there is a typo with respect to the size of the building and it was carried over in the DEIS, but we have had plans before your board since at least December 2023 that showed this to be approximately 424,000 square foot building gross floor area, the net area hasn't changed all the uses have been studied.

Chairwoman Franson - next in the resolution is the lighting plans which we just received today.

Mr. Gross - the overall plan is the same but at the last meeting the board requested that we turn on the lights in the front of the building in the facade so you could see it with all the canopies it was dark previously. The second thing that the board asked me at the last meeting is to add the roof lighting that was there the bollards and all the other lighting and make sure that it's a dark sky. There's notes on page nine that it's a dark sky.

Ms. Torre - just looking though at the list of plan sheets, I was anticipating that we were going to have the revised lighting before this meeting it looks like now they submitted it this evening, but it's now 10 plan sheets instead of in the original or the last submitted plan set there was five lighting plan sheets.

Chairwoman Franson - I'm almost at this point with the lighting and it's up to the Planning Board but to condition this upon finalization of the lighting plan just because we're getting this, it's too quick of a review so in the best of all worlds do the resolution, but just condition it so we can straighten out the lighting at a different time because of the lack of time.

Ms. Torre - should I be taking out those lighting plan sheets since those are going to be separately approved from when I list the plan sheets.

Chairwoman Franson - let's talk about it when we get to conditions.

holding off on approval of the lighting plan until the Planning Board has ample time to review what was submitted today.

review of the resolution continued

Mr. Richmond - on page 10 just a minor change where you have Planning Board makes further specific finds regarding the hotel use 57-13(l) paragraph five where you talk about there's a fitness center and that's been shown in the basement just want to make sure that's recognized.

made some adjustments to the wording of the sanitary disposal system.

Chairwoman Franson reviews other agencies that approval is required from.

Mr. Richmond - Madam Chair we do take issue with the DPW driveway permit, I don't think it was your intention as Mr. Wersted can explain getting the driveway permit and highway work permit for all driveway improvements is going to take several months at least I don't think there was the intention to hold off signing of the plans until we go through that process.

Chairwoman Franson - so I don't have an issue from my perspective of waiting on the highway work permit till a later date, but I think the driveway permit for Nininger Road entrance you need to be able to start the work.

Mr. Arnott - at least the temporary construction work.

Chairwoman Franson - maybe add in temporary construction permit for access and then the highway work permit, utility permit that could be done prior to building permit. Then prior to issuance of a building permit applicant should provide building department written approval from following agencies.

Ms. Torre - if we could just go back up for (C) would be Orange County this is before plan signing Orange County Department of Public Works temporary construction permit for

Nininger Road entrance and what about the utility permit for the sewer lateral also by building permit. You had a question about approvals from the site plan approvals from the Village of Woodbury and Kiryas Joel should be before plan signing to

continued to reviewed specific conditions of the resolution.

Chairwoman Franson needed to leave Deputy Chairman Manson took over balance of meeting.

Deputy Chairman Manson - for me the question really is prior to getting the approval for the clearing and grading in Woodbury what are the items that you'd like to be able to do prior to that you feel would make more sense to not be part of plan signing but part of the building permit. Obviously you'd want to do the grading in Monroe but it sounds like there's other items.

Mr. Gross - realistically I mean everything takes time in winter job is mostly going to be grading and installation so it's mostly work that going to be site work and getting the property in grade.

some changes made on the resolution:

Ms. Torre - just to clarify I did add because we had modified the Orange County Department of Public Works before the site plan signing they'll need the temporary construction permit for the Nininger Road entrance and then the remainder of those are prior to building permit.

Ms. Torre - all the improvements must be completed to the satisfaction of the County DPW priority the issuance of a certificate of occupancy for the project regardless of the party identified as being responsible for such improvements the applicant shall provide the building department with written correspondents from Orange County DPW memorializing their acceptance of the traffic improvements prior to issuance of a CO acceptance.

reviewed the generally applicable conditions

Need a new set of architectural plans with today's date.

Changes that Ms. Torre made in the resolution listed below.

Ms. Torre - I would also add in that notwithstanding the foregoing prior to the signing of the plans the architectural and historic review presentation set shall be revised to consistent with the lighting color temperatures and fixtures specified on the approved lighting plans.

Ms. Torre - all exterior lighting shall be as specified on the approved lighting plan and shall utilize as shown on the approved lighting plan to be approved in the future that's acceptable.

Ms. Torre - the roof deck lighting shall be specified on the lighting plan to be approved by the Planning Board prior to the signing of the plans.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to that the Planning Board accept this resolution for site plan, special use permit, and wetland permits as laid out in the resolution we've reviewed this evening.

Motion by Jeff Manson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Dylan Penn, Robert Garstak

Not Present at Vote: Chairperson - Bonnie Franson

3. Additional Matters to Discuss

Action, Discussion: 3.1 **Updated Law Amendment Local Law** - Tree Preservation

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to authorize the Planning Board Attorney to finalize the Planning Board report and redline versions of the Tree Preservation Law in coordination with the Planning Board Chair.

Motion by Pat Shea, second by Dylan Penn.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Dylan Penn

Abstain: Robert Garstak

Not Present at Vote: Chairperson - Bonnie Franson

Nay; None

Abstain: One

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 the meeting.

Motion by Jeff Manson, second by Robert Garstak.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Dylan Penn, Robert Garstak

Not Present at Vote: Chairperson - Bonnie Franson

Nay: none

Abstain: None