Town of Monroe Planning Board Workshop Meeting MINUTES

— 01/13/2022

Town of Monroe Planning Board Workshop Meeting (Thursday, January 13, 2022)

Generated by Norinne McSweeney

Draft

Members present
Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, Pat Shea

Members Absent:

Anthony Vaccaro

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. **Appointments**

Action, Discussion: 2.1 **Appointing of Acting Chair for 2022**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the appointment of Jeff Manson as acting Chair for the term of January 1, 2022 - December 31, 2022.

Motion by Chairperson - Bonnie Franson, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson

Action, Discussion: 2.2 **Appointing of Planning Board Attorney**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the appointment of Burke, Miele, Golden, & Naughton, LLP as the boards attorneys with representation by Ashley Torre for the term of January 1, 2022 - December 31, 2022 according to the 2021 fee schedule.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson

Action, Discussion: 2.3 **Appointing of Planning Board Engineer**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the appointing of MHE Engineering as the engineers for the board with Shawn Arnott as our representative for the term of January 1, 2022 - December 31, 2022 with the new 2022 rates approved by the Town Board.

Motion by Chairperson - Bonnie Franson, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson

3. **Returning Projects**

Action, Discussion: 3.1 **Verizon Wireless PFS Bldg** (0199-2021) SBL # 1-1-89 491 State Route 208

Scott Olson - Young Summer

Mr. Olson reviewed:
last appeared last month
waived public hearing
had a public hearing before the ZBA and they have rendered a decision
submitted new information

Mr. Arnott:
applicant received variance from ZBA with 6 conditions ask that those be listed as notes on the site plan

6 conditions list on site plan
additional note town code regarding use variance
structural analysis office reviewed take no exception
visual took a look at photos summitted as well as google maps only see antennas
OCPD local determination

Ms. Torre:
before considering resolution of approval you will need to complete SEQRA
sent a proposed EAF part 2 and the part 3 for the negative declaration
the board has archectural review, there isn't much to review except color of antenna's, applicant submitted specification sheet for that if you wanted review and incorporate into the

resolution

Chairwoman Franson opens the meeting up to the board members for any comments:

Member Manson lease agreement, in paperwork, with property owner which gives you access to the building. What happens in an emergency after hours?
Mr. Olson we do have full access to the building 24 hours. Procedures for after hours are listed in lease.
Ms. Torre please provide a copy of the lease agreement.

the board reviewed the EAF part 2 (up on screen)

reviewed draft resolution of approval
made an addition to resolution # 4

approval granted

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to that we issue a Negative Declaration for Verizon Wireless of the East LP.

Motion by Chairperson - Bonnie Franson, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson

Not Present at Vote: Pat Shea

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adopt the resolution presented tonight as amended

Motion by Jason Czerwinski, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson

Not Present at Vote: Pat Shea

Action, Discussion: 3.2 **DG Management** (0172-2019) SBL # 69-1-1.2 Schunnemunk Road

John Queenan Lanc & Tully

Mr. Queenan reviews:

we were here last month
submitted revised plans answering consultants comments
revised landscaping plan

our traffic consultant has been in touch with AKRF and they have resolved the outstanding issues brought up at the last meeting
we are hoping to go through the negative declaration and plan the public hearing

should get a letter from neighboring properties regarding removing and relocating vegetation where necessary
site distance has been improved by the work the village has done in the area as well

Mr. Arnott -
all previous comments have been addressed in regards to the subdivision
letter from Frank Getchell regarding well testing and he notes that there is adequate supply of water to meet the demand of the subdivision
Mr. Getchell noted that there was some aesthetic concerns based on the quality testing of said water as well as the indication of Coliform within the samples.
discussed letter from town board attorney regarding roadway in the village access - ownership in fee
the boards traffic engineer has provided updated reviewed based on applicants traffic engineer's responses. The Board Traffic Engineer is recommending improvements related to queueing and site disturbance.
there is no objection at this time from MHE regarding issuing a negative declaration

open discussion in respect to the traffic and possible issues with queuing, AKRF recommended a don't block sign or road stripping if necessary.

Ms. Torre comments:
changes to the landscaping plan to comply with the tree preservation code
questioning showing of buffer zones which are shown where necessary and updated the limited disturbance between lots 8 & 9
circulated a revised EAF and negative declaration to the board

Chairwoman Franson asked the board any questions:
Member Czerwinski had a question on the queuing of the traffic which he feels was answered in previous discussion.
No other board comments at this time

Reviewed the Negative Declaration made some adjustments/changes.

Chairwoman Franson questions and comments:
Are you still building storm water management basin? Mr. Queenan yes
Is the disturbance over 5 acres? Mr. Queenan No

So you are under the threshold and still doing the basin. Mr. Arnott it is 1 acre not 5 acre threshold.
Impact on land whether blasting is needed. Mr. Queenan we are not anticipating any at this time.
In the event this happens to change then the blasting protocol will have to be reviewed.
Regarding surface water need a description of how storm water is being handled and it is a basin.

Chairwoman Franson addresses Mr. Arnott to explain the dry well in relation to the improvements to the roads.
Mr. Arnott dry well are within the Village and they approved the subdivision, generally the flow of water is along the curbs into a vegetative swale part of water quality treatment, back into a collection system than into a sand filter that has quantity retention, which gets connected to the Villages collection system in the roadway in the village collected and infiltrated.

Member Manson I am understanding that the water flow will be going to Schunnemunk with a portion going to Oreco Terrace which flows into Orange & Rockland Lake, once the SWPPP is implemented how will what's flowing to Oreco Terrace now change?
Mr. Queenan the Oreco Terrace side will be reduced. The Oreco Terrace side is mostly planted and vegetated.

Chairwoman Franson a couple things I also want to mention:
groundwater should mention the results of the water quality and quantity testing and anything potentially may be remediated
impacts on plants and animals, we did send to the National Heritage Program have not heard back from them, been over 4 weeks
impact on aesthetic resources should mention what's visible within 5 miles
in narrative analysis was done the visibility, specific requirements, applicant is landscaping within the conservation easement
mention that the buses if necessary can get up into the cul-de-sac
in the negative declaration regarding transportation should be mentioned regarding the work that was done with site distance

make revisions as discussed and add to the Wednesday, January 19, 2022

Action, Discussion: 3.3 **BJ's Fueling Facility** (0200-2021) SBL # 2-1-30 & 2-1-31.31
Harriman Business Park Bailey Road

George Lithco Jacobowitz & Gubits
Chirag Thakkar Arna Engineering

Margaret Patterson BJ's Real Estate

Member Manson has recused himself from this portion of the meeting.

initially before the board in December
received feedback in regards to site circulation and traffic concerns

Mr. Thakkar reviewed power point presentation of the 12/28/21 submission
things completed from last month submission:
eliminating a site access drive from the restaurant pad site
circulation on the fueling station site has remained the same
one change the 5 spaces near the storm water facility they could be eliminated, BJ's don't feel they are necessary, and add more area to the green area

Ms. Patterson here to address the comment regarding one way circulation. We hear your comment and concern, but this is how all fueling locations for BJ's circulation is designed. We are at a stance that this circulation works for us, we have longer hoses so it doesn't matter which side of the fueling station you are on, there are no other conveniences at this location it is for fuel only. We would like to stay consistent with our brand and standard.
Chairwoman Franson - did you or could you provide backup for that information?
Ms. Peterson what type of backup?
Chairwoman Franson nature of the design of your facilities and that they are all designed in the same way with no recirculation back around the canopy/building - need some kind of memo regarding no recirculation area. Is there a market study that is done - that can be shared.
Ms. Peterson I don't have a study or a number I can ask internally if there is documentation on this.

Member Czerwinski you are proposing 12 pump stations does the BJ's market in this area justify 12 pump stations, as compared to other gas stations that anybody can go to and are smaller in size.
Ms. Peterson this is 12 fueling positions with 6 pumps, this is our standard and the numbers do call for this.
Chairwoman Franson your saying the numbers do call for it so is there a market study that can be shared?
Ms. Peterson we do market studies for all facilities I would have to check if sharable as most are internal reports.
Mr. Lithco membership numbers warrant the larger fuel station.
Chairwoman Franson are there other stations with smaller amount of fueling stations at any BJ's?

Ms. Peterson it is possible, but not that I am aware of.

Chairwoman Franson will there be any charging stations?
Ms. Peterson those would be located at the club area

Mr. Arnott I have no updates since no revised plans were submitted. I did notice a separate lot for an existing well and I don't recall a conversation if those lots were going to be combined for this application.
Mr. Lithco there is no plan to combine
Mr. Arnott the reason I bring it up as there is no setbacks for either building.
Mr. Lithco there have been prior interpretations regarding the set backs within the business park the setbacks do not apply
Ms. Torre can you get a copy of the determination

Open discussion between board members, consultants and applicants in regards to the locations of the large storage tanks and if possible to make them within the footprint of the gas station instead of a separate area with its own driveway, trying to reduce the impervious area. BJ's wants to keep the truck away from the patrons area, the layout of the land the delivery trucks wouldn't be able to maneuver without having to back out of the fueling station. The board mention typical stations that have smaller or similar lot areas to work with have the tanks underground in the gas station. One comment was they typically have 2 driveways for entrance and exit for the patrons and the tanker trucks. Suggestion of reducing the amount of fueling stations to help the truck maneuver within the fueling station footprint. It was agreed they would do a plan with less stations and see if truck had the proper radius for turning. Instead of having 5 parking spaces, which aren't necessary, make that the location of the underground fueling tanks.

Ken Wersted Creighton Manning traffic consultant for the project. Reviewed the configuration of the gas pumps and compared them to some of the other stations in town with the same amount of fueling stations just stacked differently. Reviewed a chart with different time and quantity analysis for the size of the BJ fueling station. Stats were gathered the week before Christmas. Also, did a review on the parking at the main store to see the volume in the store during peak and non peak hours.

Open discussion on the site for the restaurant and the size, the parking and the queuing in terms of pedestrian traffic from cars into the restaurant.

Discussed the situation with the current drainage issues, the biorientation is that the correct size. Explained that it was just in preliminary stage with more research to come of those areas. What is the delta with the impervious area being added.

Ms. Torre you can assume lead agency this evening
make a motion to appoint AKRF

Member Shea is it possible to move the fueling tanks to the end of the BJ's parking lot, the other side of the road.
Ms. Peterson would require longer lengths of pipe, not from cost but from functioning.
Member Shea is there a discount for the fuel?
Mr. Smith as BJ's is a club it has to be the cheapest price in the area

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to assume lead agency status for this BJ's Fueling station project.

Motion by Pat Shea, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Pat Shea

Not Present at Vote: Jeff Manson

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to use AKRF for the traffic study for this project.

Motion by Chairperson - Bonnie Franson, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Pat Shea

Not Present at Vote: Jeff Manson

4. **Minutes**

Action, Discussion: 4.1 July 20, 2021

no quorum will have to remain as a draft

Action, Discussion: 4.2 October 14, 2021

held over

Action, Discussion: 4.3 October 19, 2021

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 at 9:45 pm.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, Pat Shea