

Town of Monroe Planning Board Workshop Meeting MINUTES

— 02/11/2021

Town of Monroe Planning Board Workshop Meeting (Thursday, February 11, 2021)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, John Allegro

Members Absent:

Jason Czerwinski

Pat Shea

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 Projects

Action, Discussion: 2.1 **J Squared Harriman Heights Rd** (0191-2021) SBL # 47-1-16

Michael Morgante PE

Paul Edwards owner

2 lot subdivision off Harriman Heights Road near the intersection of RT 17M

served by municipal water and sewer

sewer maps of surrounding area provided

Harriman sewer line

OCSD1 easement northern and eastern side of the property

SR 15 15000 sq feet meet all bulk requirements

adequate sight distance - over 500 ft looking North

driveway -2% grade off the road

Mr. Arnott - revise bulk table central sewer

add sight distances to each driveway - they are there

right off OCSD 1

Village of Harriman water

EAF # 14?

20 potential remediation for hazardous waste site but I don't see a description so hopefully nothing Mr. Morgante will double check that

#15 endangered species on site - clearing would have to be limited to November 1 - March 31 as noted

bulk table lot width issue needs to be revised regarding Town Code on front property line

500 ft Village of Harriman require GML OCDP

SEQRA unlisted actions

board wishes to become lead agency tonight

Ms. Torre - unlisted action under SEQRA

coordinated review, declare your intent to be lead agency and circulate notice of intent or

authorize me to circulate a notice of intent upon receipt of the revised EAF

minor subdivision less than 4 lots

plans need to specify single family detached dwellings

house relocation note that needs to be added 57-21.8, you need size of house, # of bedrooms

tree preservation law, specific tree survey that needs to be submitted - section 57-84

general subdivision comments

the board will have to require or waive any public improvements

you will have to address recreation fees since new residential units are proposed

driveway approval from county

sewer approval from county and village

Member Vaccaro what water districts -Village of Harriman out of district user

(inaudible)

Chairwoman Franson one of the sites in Harriman had contamination - Mr. Arnott no explanation Mr. Morgante will double check it

Mr. Morgante I thought I took the information from the DEC and put it on there, Mr. Arnott wrong question needs to be moved

Ms. Torre DEC printout attach to EAF

(inaudible)

Chairwoman Franson in terms of circulating for lead agency it would involve water, OCSD, OCDPW fire district

in regard to lot coverage calculation did you net out any slopes or any environmental features that are required

so now circulate for lead agency

Ms. Torre you could classify the action as unlisted, declare intent to be lead agency and authorize me to circulate a notice of intent upon receipt of the revised EAF

open discussion regarding the trees and any clearing to be done
this is a scenic road will have to abide by 57-21.4
review of the scenic buffer zone

(inaudible)

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby make a motion that the Monroe Planning Board classify this action as an unlisted action under SEQRA and that we declare our intent to be lead agency and authorize our attorney to circulate the EAF and accompanying documents to the various agencies included on the circulation list.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, John Allegro

Absent: Jason Czerwinski, Pat Shea

Action, Discussion: 2.2 **Target** - Storage Trailers (0190-2021) SBL # 2-1-38) 128 Bailey Farm Road

Kevin Van Heist - Kimberly Horn - Engineers for project

proposed action consists of three eight foot by forty foot storage trailers in the existing parking lot in the Northwest corner

they will be used for storage solely by Target

no utilities required

12.9 acres

currently zoned HI

650 space parking lot

Target store itself is 124,717 square feet

surrounding area is commercial properties, surface parking spaces, multi-family residential area and undeveloped forested land

Mr. Arnott - speaking with the building inspector these were supposed to be temporary trailers - temporary trailers are allowed up to 3 years - not sure how to apply to town code

Mr. Van Heist Target needs it certain times of the year and it would not go away in a certain amount of years it would be considered seasonal

Mr. Arnott the intent is for storage of extra merchandise - all year round for foreseeable future

- will need to talk to Building Inspector regarding zoning code

hand written note updated light plan - no light plan submitted

Mr. Van Heist no construction planned at all - copy of an old site plan

Mr. Arnott parking evaluated with another application even with these trailers the parking at this location is sufficient

Ms. Torre - need to verify with the Building Inspector if the use is permitted - intent to use as accessory storage

parking - confirm numbers

SEQRA Type 2 action

does not require referral to county

not within 500 feet of any other municipalities

public hearing discretionary

Chairwoman Franson right now the code allows temporary trailer in advance of site plan approval

code didn't anticipate or allow trailers in general for storage

Mr. Van Heist these are containers not wheel mounted trailers, sea containers

Chairwoman Franson - why positioned this way

Mr. Van Heist - not historically heavy parking in this area

options discussed about tractor trailers permanently at loading dock doors

Member Allegro if permissible some kind of rendering of what these containers look like

how many docks does target have

Member McQuade - are they already on property

Mr. Van Heist yes they have been there

they were there before what triggered them - they were in a fire line' approx 2 years

common at Target stores to have these containers

Chairwoman Franson & Ms. Torre next steps

technically not temporary need to review with the Building Inspector whether this allowed as use

appropriate location or should it be accommodated elsewhere

Not trigger SEQRA Type II action

can waive Public Hearing

3. Miscellaneous Items

Action, Discussion: 3.1 Hydrogeologists

We need to retain a Hydrogeologist to oversee the process and make sure that it is done properly in accordance with our subdivision regulations. We currently have a couple of projects Meadow Hill and DG Management that we need a Hydrogeologist to review. BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby retain Weston & Sampson who represents Frank Getchell to assist the Planning Board in the review of with Hydrogeologic analysis that are being conducted and that have to be overseen for DG Realty and Meadow Hill projects.

Motion by Chairperson - Bonnie Franson, second by John Allegro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, John Allegro

Absent: Jason Czerwinski, Pat Shea

4. Minutes

Action, Discussion: 4.1 **September 15, 2020** Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to accept the minutes of September 15, 2020.

Motion by John Allegro, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, John Allegro

Abstain: Jeff Manson

Absent: Jason Czerwinski, Pat Shea

Action, Discussion: 4.2 **October 8, 2020** Minutes

Action, Discussion: 4.3 **December 10, 2020** Minutes

held over add to Tuesday meeting 5. **Adjournment**

Action: 5.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourn the meeting.

Motion by Jeff Manson, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, John Allegro

Absent: Jason Czerwinski, Pat Shea