

Town of Monroe Planning Board Workshop Meeting MINUTES

— 03/09/2023

Town of Monroe Planning Board Workshop Meeting (Thursday, March 9, 2023)

Generated by Norinne McSweeney

DRAFT

Members Present:

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

Members Absent:

Dylan Penn

Planning Board 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. Special Project

Action, Discussion: 2.1 **Henry Farm**(0209-2022) SBL # 29-1-2.52 Intersection of Lakes Rd and Camp Monroe Road Monroe, NY

Applicant Representatives:

Vince Pietrzak - Pietrzak & Pfau

Jay Myrow attorney - Bluestein, Shapiro, Frank and Barone

Mr. Myrow tonight we are here to get the status on the stipulation of settlement

Ms. Torre comments:

prepared draft letter of initial review comments

under stipulation you have a period of 3 months to do review and comments

the scope of what is required to do a SEQRA review on this amended application

identify what outside consultants you might need and the estimated costs for said consultants

Chairwoman Franson put the draft letter of resolution with exhibits on the large screen to review

Ms. Torre the beginning of the letter is introductory explaining that the boards reviewed the application for the past few months and then outlining the purpose of the letter which gives categories of information followed by comments and we've been discussing them at the meetings with the applicant. They come from Mr. Arnett's memos and other things board members have brought up.

Chairwoman Franson made a comment that she wasn't sure if the stipulation statement applied to everything in the terms of zoning? The applicant and the consultants replied they would look into that.

Ms. Torre (inaudible in the beginning) consistency analysis under SEQRA. The board might recall the applicant had conducted a SEQRA review, done an EIS that was approved, and a finding statement. Sometime has passed since that occurred so I've outlined here what the board was asking for in regards to SEQRA including as an exhibitor form plate of analysis that other jurisdiction provided.

Ms. Torre it then identifies the Consultants that the board would be using on the project. At the last meeting you made a referral and asked your outside consultants to give proposals or budgets for their estimated costs. The Wetland Ecological and Hydrogeologist gave detailed proposals which I have included as well as an exhibit of the letter.

Chairwoman Franson need an updated wildlife species section including the Northern Long eared bat and the Indiana Bat. There was an updated SHPO letter provided I also wanted to mention if the wetlands need revalidation the DEC points out eligible wetlands, they are now pointing out wetlands that will be eligible in 2025. The threshold is going from 12.4 to 7.4. Wanted to make you aware. Definitely would like to do a site visit at some point.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to authorize Ms. Torre to finalize the letter to the Henry Farms applicant as will be amended.

Motion by Chairperson - Bonnie Franson, second by Nicholas Napoli.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Pat Shea, Nicholas Napoli, Robert Garstak

Not Present at Vote: Jeff Manson

Absent: Dylan Penn

3. New Project

Action, Discussion: 3.1 **17m Executive Offices** (0212-2023) SBL # 25-3-10 Rt 17M Monroe, NY

Applicant Representative:

Andrei Lukianoff Engineering & Surveying Properties

We are building an Executive office on 17m
will be 2.5 stories about 36,500 square feet
parking underneath, in the front and the back
looking for input and feedback from this board
we are working with O&R regarding an easement on the property
there will be work with the grading and walls which will be addressed at a later point
hoping to include at next submission architectural

Mr. Arnott Comments:

access parcel gains from existing curb cut on 17m it is an oddly shaped parcel there is a small piece to the West that touches 17M that has improvements with easement over top of their parcel to serve another parcel

referred to DOT once drainage is shown

bulk table looking for calculation for the coverage shown close to 65% match

parking 1 space per 200 square feet or 2 spaces for every 3 employees whichever is greater so this needs to be updated

several easements including O&R need the metes and bounds need to be shown on the plan as well as whom each easement benefits

questions on the grading and retaining walls shown up against and within the existing O&R easement, will need feed back from O&R on that

water and sewer the lot is within OCSD # 1 so they are able to connect to the sewer system, on the EAF they note looking to tie into Water District # 8 which the town owns and operates except they are not adjacent to or within the existing district so that would have to be extended applicant also needs to be aware there is no fire flow from that water district, not sure if sprinklers will be needed or not

regarding parking it is shown on top of building is that underneath? Mr. Lukianoff replied underneath

SWPPP is going to have to be prepared as disturbance is about 2.4 acres so over the 1 acre threshold

suggested some feed back or study on the bedrock within the site or grading/cutting 20 feet into the hill

suggested some clean up items on the EAF be completed before circulation

Ms. Torre comments:

SEQRA unlisted action

various involved agencies

county referral for GML 239 within 500 feet of Village of Harriman and Village of Monroe
need copy of access easement, need to be shown clearer on the bounds of the easement
looks like there is potentially proposed parking spaces within that easement, extends through
and gives access to the property
need to make sure any improvements proposed within the easement aren't going to infringe
on that access reply by Mr. Lukianoff we are trying to specifically to keep access open to that,
we don't want to close it off.

Ms. Torre it would be clearer if you could hatch out the bounds of the easement
need a copy of the actual written easement agreement

Chairwoman Franson locate parcel and views the property on the screen showing the access
easement, there is a driveway going further back behind the parcel

Ms. Torre related to this I thought there would be reference on the deed that was submitted,
but it wasn't complete so that would need to be submitted also.

Chairwoman Franson there's a parcel Cuomo De Paula subdivision map this is a subdivision
map 7322 showing

Member Shea that gravel road in the back do you plan on having access that goes to Orchard
Hill

Mr. Lukianoff just using it as a connector, keeping it open

Member Garstak so the building on the side is not part of this project but there is access there
from your parcel driveway

Chairwoman Franson there is a stream in that area blows out the area even coming across
the road, possible need to work with the 2 properties to come up with a way to deal with the
drainage

Ms. Torre the entity disclosure form section B was not completed you need to go back over
the paperwork and make sure that is all in order

Chairwoman Franson what is the height of the building?

Mr. Lukianoff it is 2.5 stories

Chairwoman Franson this board has Architectural Review so at some point we well want to
see plans

Action, Discussion: 3.2 **Smith Farm Open Space D** (0211-2023) SBL # 69-1-10 Gilbert St
and Smith Farm Road Monroe, NY

Applicant Representative:

Vince Pietrzak - Pietrzak & Pfau

Mr. Pietrzak gave an overview of where the project stands:

Submitted grading plan that show the original existing contours

The fill area that was previous approved with the overall project and the new grading area that we're proposing for the additional fill that's on site

The fill consists of stone that was taken up in the last phase the are showing is approximately just over 40,000 cubic yards and we are estimating that there's around 30,000 - 35,000 cubic yards of material

Pietrzak & Pfau are not the original Engineers there were issued and we were brought on to wrap up the project and get final approvals. Not sure what happened with previous engineer, but their calculations were off there was additional fill material and instead of carting it off-site we would like to leave it on site.

Looking at the maps to the right hand corner there is a cross section that is where we would like to extend the fill area out further into the open space.

reviewed the maps on the screen discussing the open space fill area and to what extend it was being extended 2.5 acres. Spoke about a wetland in the area, need to verify if part of the RPO district.

Mr. Arnott comment:

- 1) update plans to show improvements that were approved in this area some drainage, some roadways
- 2) adding the clearance limits
- 3) asked for clarification on the existing fill noted
- 4) suggestion based on the clearing limits that the applicant look at a visual analysis since the topography of the site and how high it is to the land around it
- 5) amended SWPPP will have to be prepared based on additional grading, as well as the changing curve number which is basically the cover of this site from trees to now more or less Meadow
- 6) comments on the erosion sediment control measures that are proposed
- 7) suggesting the board discuss with Ms. Torre how to proceed with SEQRA given the Village of Monroe and Town of Monroe were co-agencies on original application

Ms. Torre comments:

- 1) Last year there was an application before us for a pool in the open space. There was an email sent saying that it was withdrawn, but there should be a written letter formally withdrawing signed by the applicant.
- 2) In regards to SEQRA the Village was lead agency and then the Village and Town issued a joint finding statement. When the pool application was before the board you referred it to the Village Planning Board and had a conversation with them regarding the SEQRA, as they were technically the lead agency, but the improvements or changes are all within the town. Should

do the same type of coordinated review, for things originally studied in SEQRA that might now be changing.

Member Manson understand the current application before the board for the pool and recreation site has been withdrawn. Once this application is complete there will be an even larger flat space at the top is the thought to do something recreational for the development or is it just an opportunity to keep the fill on the site.

Mr. Pietrzak the original approval had all the open space allowed for recreational space uses so it would become recreational for the development in the future.

Member Manson is this going to require additional drainage for the runoff heading towards the property 19 owned by Court Street Associates.

Mr. Pietrzak doesn't feel sediment traps would be used at all with the stone getting placed there's actually no erosion happening from this material, but if necessary additional swales can be placed

Member Shea do you know what the overall height increase will be with the additional fill.

Mr. Pietrzak we are extending the current fill out so we are not raising any higher than the current elevation

Chairwoman Franson the map we are viewing shows a multipurpose area that was going to be flattened on top, does it spell out in the findings statement what the multi-purpose area was going to be.

Ms. Torre with the prior application we had been doing some research the one question was as to whether it was counting as open space because it was labeled an open space, there were certain percentages of the property that had to be preserved as open space. There was a question at the time with the pool would it still qualify as open space, don't believe there was ever a resolution on that issue, will have to look into the findings and see if this new proposal if anything is impacted. Originally there was a water tank and it looks like you're no longer proposing that, the findings did require an agreement with the Village in order to not construct that, so that is something that will need to be addressed.

Chairwoman Franson the approval plan is maximum height was 890 feet and the current drawing is 896 feet. Is it 896 feet proposed or 896 feet already?

Mr. Pietrzak existing fill is at 896 feet they went 6 feet to high and we are proposing to stay at 896 feet.

Chairwoman Franson from my perspective this was supposed to be open space, I have an issue with having to cut 2.5 acres of trees to put fill in. Why can't this fill be put elsewhere that is already a disturbed area?

Mr. Pietrzak it doesn't have to go here it can be trucked off site. We are in the final phase and it wasn't calculated properly in the beginning.

Chairwoman Franson we need to coordinate with the Village as they are lead agency on this project even though this is happening in the Town. Ms. Torre what are the next steps?

Ms. Torre we could circulate to the village planning board chair and attorney and then set up a time to do a tech review with everybody.

4. Returning Projects

Action, Discussion: 4.1 **J Squared** (0191-2021) SBL # 47-1-16 Harriman Heights Road, Monroe, NY

Applicant Representative: Mike Morgante Arden Engineering
Paul Edwards - applicant

Chairwoman Franson currently waiting for some utility approvals and you were hoping that the tree preservation law may be amended because of the fees.

Mr. Morgante Mr. Edwards has been communicating with town board which is getting closer finalizing the tree code which will be applied to this project. But in order to cut the trees now Mr. Edwards will set up an escrow under the current tree code and cutting trees could start. We have forwarded the approval from the Village of Harriman regarding the water supply, we just received a letter from the OCDPW regarding the entrance, also have correspondence from OCSD # 1 for connection to their line.

review the resolution

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve J Square Builders Inc. Subdivision preliminary final minor subdivision.

Motion by Jeff Manson, second by Pat Shea.

Final Resolution: Motion Carries

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

Absent: Dylan Penn

Action, Discussion: 4.2 **Pallotti Village** (0196-2021) SBL # 33-1-1.21 98 Harriman Heights Road Monroe, NY

Applicant Representative:
Mike Morgante Arden Engineering

Chairwoman Franson at the last meeting I was absent and Member Manson chaired the meeting and you went over the EAF and there was a Negative Declaration submitted to the

board.

Mr. Morgante there were some comments from Member Manson that will be completed by final site plan approval, suggested some minor housekeeping items.
planning board issuing a negative declaration.

Had a discussion regarding discharge and the effects on Blythea Lake and Pine Tree Lake.

Reviewed the Negative Declaration with discussion were necessary.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to issue a Negative Declaration for Pallotti Village.

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

Final Resolution: Motion Carries

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

Absent: Dylan Penn

5. Minutes

Action, Discussion: 5.1 August 11, 2022

held over

Action, Discussion: 5.2 October 13, 2022

held over

Action, Discussion: 5.3 October 18, 2022

held over

Action, Discussion: 5.4 December 8, 2022

held over

Action, Discussion: 5.5 December 20, 2022

held over

Action, Discussion: 5.6 January 12, 2023

held over

Action, Discussion: 5.7 January 17, 2023

held over

Action, Discussion: 5.8 February 21, 2023

held over

6. Adjournment

Action, Discussion: 6.1 Adjourn Meeting

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

Motion by Pat Shea, second by Robert Garstak.

Final Resolution: Motion Carries

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

Absent: Dylan Penn