

Town of Monroe Planning Board Workshop Meeting MINUTES

— 03/11/2021

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

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

Consultants:

Ashley Torre, Esq. (via Zoom)

Shawn Arnott, PE

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Active Projects

Action, Discussion: 2.1 **Verizon** (0186-2020) SBL # 2-1-36

Scott Olson Young & Sommer Applicant Representative Mr. Olson February 25th submitted new information requested by Mr. Arnott and an updated EAF, a removal plan, some revised plans, submitted a copy of full easement with money terms redacted and Techtonic put a screening letter into the record showing the existing screening so that the planning board can decide if additional screening is necessary. Chairwoman Franson reviewed the ZBA decision regarding some of the conditions: screening, Verizon equipment will color match the water tank, electronic ground equipment shall be located inside the fenced in area, ground equipment shall be surrounded in all visible directions by shrubbery landscaping or other approved concealed method's and maintained. reviewed her conversation with the Village of Harriman Mayor: prefer nothing within area of water tower operationally and for maintenance purposes, would prefer decorative fence versus vegetation 3 sided fence surrounding the equipment. Ms. Torre (via Zoom) The Board will need to figure out what type of screening is necessary to satisfy the ZBA's conditions. It does not need to be something up against the tank but needs to screen the tank in all visible directions. The Board also needs to discuss the timing of maintenance. Mr. Olson in speaking with Tectonics it was discussed that three sided fence would be constructed, not attached to the water tank but would screen 3 sides. Mr. Arnott comments: adding notes to meet requirements of the variance all vehicles should park within the bounds of the fenced area. input form board on 2 specific items from ZBA variance painting

- minimum time allowed between repainting when allow maintain on equipment M-F 8-5, no National Holidays unless emergency, ZBA wasn't sure if the board wanted to restrict that more bulk table - maximum required height 75 ft, actually in the LI Zone it is 50 ft, the proposed height at 75 feet antenna at 62 ft - according to the Building Inspector Mr. Maldonado antenna is exempt from max heights some kind of screening of equipment - fencing we already discuss required note in the town code for use variance granted added to plans Planning Board may waive public hearing Inaudible reviewed some pictures Mr. Arnott took Chairwoman Franson how often do they need to be maintained Mr. Olson 1-3 times per year unless something goes wrong M-F 8-5 no holidays except in emergencies repaint every 3-5 years color match Mr. Arnott: the antennas and cables shall be painted on a regular basis to ensure that the paint surfaces continue to match the façade of the tank so if the tank was ever painted the antennas would have to be painted to match Chairwoman Franson stated 5 years for painting the equipment unless something comes up prior and it becomes necessary, board members are ok with this Chairwoman Franson lets talk about enclosures around the equipment - shrubbery or chain link fence Mr. Olson Verizon would prefer nothing but out of the options a fence versus the shrubbery, it will be a confined space and times nests form in the shrubbery and they don't want to have to deal with that any questions from board members: Member Czerwinski cinder block a concealer wall same color as water tank Inaudible while Chairwoman Franson speaks - able to pick up reference to chain link fence with matching color slats Member Manson curious about the ground-based equipment, how much ventilation does it require, if it's the kind of equipment that not only generates heat but has to stay cool, too solid of a structure being around there and interfering with that my concern is that if the equipment is running in an overheated state it's going to require more maintenance which is going to require more trips from Verizon which is what the folks on Barr Lane are trying to minimize. In favor of screening, not necessarily adverse to chain link, see a lighter color closer to the tank color Chairwoman Franson - does ZBA resolution indicate a color answer was no, Chairwoman Franson prefers blank vinyl chain link Member Vaccaro - where is this fencing going outside the perimeter or directly around the building Mr. Olson - it would be right around Verizon equipment which is inside the perimeter of existing chain link fence, we can not go outside the existing fence Member Vaccaro - chain link with vinyl slats Inaudible Member McQuade - chain link with some measure of visibility Member Allegro chain link black slates make it disappear Member Shea - see what is in the area and complement the neighborhood Chairwoman Franson reviewed that all members amenable to the chain-link fence but one that is vinyl coated. Maybe look at manufactures give us some color options. Board go to area and see what you think. Then we can add to the resolution Mr. Arnott need to finalize hours of operations 8-5 Monday - Friday for maintenance on equipment, unless emergency, attempt to notify HOA, no holidays Member Vaccaro last meeting we talked about lighting Mr. Olson the lighting is only going to be on the equipment itself and on a timer that goes off within an hour so it is not left on Ms. Torre I prepared a proposed EAF Part 2 and 3 for the Board's consideration. This is an uncoordinated review of an unlisted action. The ZBA issued a negative declaration prior to granting the use variance

I am reviewing the Meadow Glen easement and will discuss any issues with Scott.

A removal plan is required per the ZBA approval.

The wireless consultant had reviewed the project when it was before the ZBA, I have not seen any additional outside consultant comments on the site plan aspect.

The next steps for the Board would be to review the EAF Part 2 and 3.

Chairwoman Franson is showing the short EAF where the board reviews the potential impacts associated with the site plan for Verizon Wireless proposed antenna and equipment

Chairwoman Franson read all the questions and reviewed with the board members

Chairwoman Franson what is the height of the proposed fence

Mr. Olson 6 ft

Chairwoman Franson is that sufficient to cover up to the top of the equipment or most of the equipment, not sure if the town code allows more than 6ft fencing

Mr. Olson it should cover but I will double check

Chairwoman Franson to Ms. Torre does the code allow for anything higher than a 6 ft fence

Ms. Torre I would have to double check on that

Chairwoman Franson what does the board think of 6ft fence or look into an 8ft fence

Mr. Arnott feels the 6ft should block it

Board issued a negative declaration

Chairwoman Franson reviews what is next:

material information with colors from Verizon

we will do the architectural review

Ms. Torre can prepare a Draft resolution for next month April regular meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion that the Planning Board issue a Negative Declaration for the Verizon Wireless facility to be located on the water tank adjacent to Barr Lane in the Town of Monroe.

Motion by Jeff Manson, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

Action, Discussion: **2.3 Kingsville Synagogue** (0161-2018) SBL # 1-1-4.32

David Niemoitko

completed most of the process with the planning board then the issue with parking needed to

be addressed

received approval at the ZBA for the variance parking in the front yard

approved 3rd parking space in front yard remaining 5 beyond front yard setback satisfied code and continue

requested a few items drainage and catch basin back of 5 spaces a retaining wall

Mr. Arnott comments (see attached)

ZBA granted parking in front yard only 3 spaces allowed - note must be added to plans reflecting this

Technology comments:

existing retaining wall being removed should be indicated on the plans

a new proposed retaining wall should indicate top & bottom wall elevations

proposed 8-inch drainage pipe needs to be directed away from septic system - make sure no impact on septic

landscape lighting should be included on plans

driveway continue with same pavers include on plans

detail for retaining wall topsoil should be paving stone

retaining wall details indicate fence to be utilized wherever walls are 30 inches or higher

(pursuant to Building Code) include fence details on plans

detail for bollard - where proposed

Referred to OCDP local determination

Previously declared Negative Declaration under SEQRA
SEQRA

Chairwoman Franson asked applicant any questions or concerns from Mr. Arnott's comments
Mr. Niemotko there is no existing retaining wall currently, carry over from previous plans, will remove

the lighting is just lighting the path, no light posts, will clarify in cover letter

Ms. Torre nothing from me

Chairwoman Franson addresses board if they have any questions on comments or plans

Member Manson in relation to the prohibition of parking in the front yard beyond the 3 spots
questions is if any signs necessary to show no parking

Mr. Arnott up to the Building Department to enforce add note so is enforceable by the building department

Chairwoman Franson reviewed draft resolution

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby offers this resolution and move that it be adopted subject to the revisions made and noted during our reading of the resolution

Motion by Chairperson - Bonnie Franson, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

Not Present at Vote: Lisa McQuade

3. New Item

Action, Discussion: 3.1 **Notice of Public Scoping** - 208 Business Center - Village of Monroe DEIS

Member Czerwinski this application is before the Village of Monroe Zoning Board of Appeals which I am a member of should I be offering comments or should I recuse myself. Ms. Torre This occurred on another application and you recused yourself, left the Board table and stay in the audience, and then returned when the discussion was complete. It would be appropriate to do the same for this matter.

Member Czerwinski I am recusing myself

Chairwoman Franson brought up the paperwork regarding this project and they started to review

as an involved agency we can comment of the public scoping document

hold off until March 16, 2021 meeting

4. Minutes

Action, Discussion: 4.1 October 8, 2020 Minutes

held over until March 16, 2021

Action, Discussion: 4.2 October 20, 2020 Minutes

held over until March 16, 2021

Action, Discussion: 4.3 November 12, 2020 Minutes

held over until March 16, 2021

5. Adjournment

Action: 5.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's meeting.

Motion by Pat Shea, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

Not Present at Vote: Lisa McQuade