

Town of Monroe Planning Board Workshop Meeting MINUTES

— 09/14/2023

Town of Monroe Planning Board Workshop Meeting (Thursday, September 14, 2023)

Generated by Norinne McSweeney

Draft

Members Present:

Chairperson - Bonnie Franson, Pat Shea, Nicholas Napoli, J Louis Rivera, Robert Garstak

Members Absent:

Jeff Manson, 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. Returning Projects

Action, Discussion: 2.1 **Superior Packing** (0201-2022) SBL# 1-1-24.1 2 Bailey Farm Road
Monroe, NY

John Furst -- Attorney

Larry Toro - Civil Tech Engineer

Mr. Furst gave an overview:

- existing facility at 2 Bailey Farm Road
- 94000 sq feet building that package2 candy
- 75% Town of Monroe
- 25% Village of Harriman
- expansion between 98,000-100,000 square feet
- last appeared here May 2022
- appeared before Harriman in April 2022
- SEQRA under the Village of Harriman - June 2022 client retained new engineers process on new reports, noise lighting wetland studies, traffic,
- wanted to refresh the boards memory with the concept plan

- changes and tweets made by Mr. Toro
- some of the layout has changed
- any comments on revised layout
- working on reports in order to the board to schedule a public hearing

Mr. Toro -

- new on the project working in conjunction with Barton & Loguidice Engineers on original plan
- minor change the one road off of Bailey Farm Road we shifted to the west approx. 150 feet gives better maneuverability for the trucks
- we eliminated the employee parking behind the building
- concept is remaining the same
- completed full report on wetlands Spring of 2023
- currently working on a traffic studies - foil the towns traffic studies to add into the plans
- once both municipalities accepted then we will continue with a complete package including landscaping, lighting, utilities, storm water

Mr. Arnott comments:

- in general on consistent with last time
- comments to the bulk table should be added
- more impact to wetland buffer that the town has, not sure if you're aware of chapter 56 town code and federal code requires 100 foot buffer and there is some mitigations for any impact to that buffer
- Mr. Furst pointed out we had a meeting June 2, 2022 with the Village of Harriman and their Consultants, with Ms. Torre and I. The town would handle storm water, landscaping and lighting and the Village would handle traffic, water supply and lighting noise and they will also review stormwater since both municipalities MS4's they'll have jurisdiction over the SWPP
- general comments on the plans regarding the wetlands if the Board wants to have it's outside wetland David Tompkins review the plans
- need to provide truck turning diagrams
- tree preservation law
- there should be input from the highway supervisor on the revised location of the curb cut to Bailey Farm Road

Ms. Torre comments:

- original application paperwork for site visit, etc had the Village of Harriman parcel they need to be updated to include the town parcel
- partially proposed parking in the front yard setback and that is not permitted under the zoning code must be revised or a variance would be required.
- the board has architectural review will need those plans pursuant to the section of the code
- referral to County Planning for GML review

Mr. Arnott wanted to mention that Mr. John Russo the Village Engineer from Lanc and Tully sent the Village Planning Board as well as Mr. Arnott his comments for the next Village of Harriman meeting. He has a couple of comments on the EAF.

Chairwoman Franson -

- regarding water demand is the water coming from the Village of Harriman - Mr. Toro yes
- regarding circulation of the trucks coming in from Route 17M, to River Road then onto Bailey Farm Road, is that the anticipated circulation

Mr. Toro - yes and once on property they won't go back out to Bailey Farm they will come through the site and exit at the base of the hill at the intersection.

Chairwoman Franson continues -

- in terms of fire code any conversations with the fire departments in regards to the small cul-de-sac turnaround is there adequate access for emergency vehicles?

Mr. Toro - not with the latest submission, but once all fined tuned and submitted to the municipalities it will be submitted to them as well.

- in regards to anticipated hours of operation related to noise is this going to be a 24/7 operation or what are the typical hours?

Mr. Furst - I can't remember on the Village of Harriman plans there are notes to the hours. I will have to find out how many shifts they are running.

Member Rivera - are there weight limits on those proposed roads?

Mr. Toro - these are the same roads that the industrial park already uses maybe just a couple of more trucks in and out.

Chairwoman Franson- with Bailey Farm Road when the shopping center was approved there was a no trucks beyond the Old Navy driveway? I thought there was a limitation where you're not supposed to go beyond that commercial driveway, thought there were signs that said that because of the residential area.

Mr. Arnott - we can look into that, I know a section of Bailey Farm Road is one-way, could you be thinking of that?

continued discussion regarding the trucks entering and exiting the facility.

questions on the circulation of the employee cars and combining the two parking lots? Some employees get dropped off by buses by the front entrance.

Chairwoman Franson - are there loading docks on both sides of the building? would it make sense to have all loading docks on one side of the building.

Mr. Toro - there are existing docks up front and then the new addition in the back to the rear of the building.

Chairwoman Franson - how many employees is this adding to the workforce?

Mr. Arnott - according to their parking calculation chart about 10% more and they have about 100 now

Chairwoman Franson - there may need to be some noise attenuation. Many warehouse in and around Orange County have been putting in noise barriers to block the various noise to the residential areas.

Chairwoman Franson - not sure with the wetlands if the layout about putting loading docks in one area would work, but maybe it can be brought up to the applicant to look into.

Open discussion on moving loading docks and relocating parking spaces and possibly moving the location of the building more to the north.

Chairwoman Franson - comments about retaining the Planning Boards Wetland Consultant to look at the wetland delineation and whether it seems reasonable and any ecological concerns.

Chairwoman Franson - is SHIPPO required for any cultural resources?

Mr. Toro I will look into what the other engineer did.

Chairwoman Franson - it looks like your putting in a new basin or is that replacing an existing one or is it because your close to 5 acres?

Mr. Toro will look into what was done by previous engineer

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to refer this project to our Wetlands Consultant Dave Tompkins.

Motion by Chairperson - Bonnie Franson, second by Robert Garstak.

Final Resolution: Motion Carries

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

Action, Discussion: 2.2 **Barrett** (0214-2023) SBL # 9-2-6 145 Cooper Street Monroe, NY

Applicant Representative:

David Niemotko - Niemotko Architects

Mr. Niemotko:

- last meeting the board asked us to research questions or concerns and answer engineering letter

- we did so in our cover letter

- were confirming different things such as the municipal sewer and the property owner, the paved area and the scale on the plans
- we amended the plans to reflect those corrections or those edits
- addition we were asked to confirm framing of attic above the garage
- submitted pictures to show no work done until this point
- we were also asked regarding the area associated with the apartment and the existing house, I have to ask for patience's of the board we need to go over the numbers as what has been presented needs modifications
- I would like to present to the board the areas that we already amended
- we can submit the revised plans as soon as possible
- existing house has a total of 2,532 square feet
- 30% of that is 759 square feet so that would be the allowable threshold or 750 square feet per the zoning code
- what we propose for the accessory apartment is 624 sq feet basically 26 x 24, do the calculation on the plan needed to be edited
- in addition to that area in the garage we didn't include airspace over the stairs since that was already included in the 624 square feet, but we did include the vestibule area which measures about 5 x 6 so about 30 square feet so the total area of the accessory apartment would be 654 square feet
- please consider those numbers as opposed to the ones shown on the plans.

Chairwoman Franson - so the plans that we just got will be revised to show the new numbers

Mr. Arnott comments:

- noted square footage in vestibule
- minor tweak to notes on plans - it says that the property owner shall reside in the existing dwelling that's actually a requirement of the Zoning Code to allow the accessory apartment. Just need to add to the end of the sentence and shall reside in the dwelling until the accessory apartment use is terminated.
- some procedural any response from OCDP
- you have previously waived the public hearing
- type II under SEQRA

Ms. Torre comments:

- the size of apartment will be amended make sure that Note 1 on sheet C1 whatever the apartment is make sure that's revised too
- we spoke about last time you need to submit deed that is recorded in the county clerks office, voting records or other evidence that would be sufficient to establish domicile for purposes of voting records
- I have a not for Mr. Arnott to make sure parking was adequate - Mr. Arnott I did look at that

and it appears to be adequate

- working to update Accessory Apartment application and owner's affidavit will need to update the packet

Chairwoman Franson - is OCDP back? No I was only asked to send this week.

Ask that Ms. Torre draft a resolution for next month

3. New Projects

Action, Discussion: 3.1 **Goldstar, LLC** (0219-2023) SBL # 1-1-87 501 RT 208 Monroe, NY

Applicant Representatives:

David Niemotko - Niemotko Architects

Jessie Shih - Niemotko Architects

Mr. Niemotko presents the project:

- new project located 501 Rt 208
- we are proposing 9 parking spaces along that area that aligns with Rt. 208 and 5 EV stations for charging electric cars
- the applicant is in communication with O&R as it is within a utility easement
- been in communication with the installer who has worked with O&R to install other EV stations in accordance with their regulations or within their standards
- reviewed the project with O&R, working on getting documentation from O&R recognizing that we are installing these 5 parking spaces along their utility easement
- there is a large rock outcropping to the lower right of the plan some of that will have to be removed to allow for 1,2 parking spaces
- small retaining wall shown on C2 will needed to retain back some of the earth to allow for these transformers and equipment associated with electric voltage state

Chairwoman Franson - is this area specifically related to this use?

Mr. Niemotko - we think our client is the owner of 501- RT 208 or a portion of that land

Mr. Riviera- how are they being powered solar or O&R?

Mr. Shih - new service connection with O&R

Mr. Arnott comments:

- needs a survey for the base plans
- 57-38c prohibits parking within front yard set back will require variance
- EAF needs to be looked at and review will be within existing O&R easement
- did the client consider making the parking stalls within the current parking area

- compliance with the town tree preservation
- parking stalls & Vehicle equipment within O&R easement will need approval from O&R
- applicant removing existing light pole needs to be noted on demolition plan
- must indicate if additional lighting will be proposed
- proposing modular retaining wall - must provide grading with elevations
- is this allowed if not directly related to that use

Mr. Arnott - will speak with BI regarding use of the medical parking lot

Ms. Torre comments:

- you questioned the use as far as it not being related
- they did submit a land use determination form to the Building Department
- the BI responded with a permitted use with site plan review
- Chairwoman Franson wants additional information from Mr. Maldonado
- parking being primary use not accessory
- add a bulk table to the plans
- does require GML referral
- SEQRA unlisted
- does require a variance

Chairwoman Franson - my perspective it would be optimal to see if in the parking lot that already exists for Carester these could be added there.

Ms. Torre - it would be helpful to see the parking calculations what's required for the building and what is available now.

4. Minutes

Discussion: 4.1 May 11, 2023

Action, Discussion: 4.2 June 20, 2023

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.

Motion by Pat Shea, second by Robert Garstak.

Final Resolution: Motion Carries

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