

Town of Monroe Planning Board Workshop Meeting MINUTES

— 10/08/2020

Town of Monroe Planning Board Workshop Meeting (Thursday, October 8, 2020)

Generated by Norinne McSweeney

Members present

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

Members Absent:

John Allegro

Consultants:

Ashley Torre, Esq.

Shawn Arnott, PE

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Pledge of Allegiance

2. Returning Projects

Action, Discussion: 2.1 Monroe Commons (0182-2019) SBL # 2-1-10 Nininger Road

Caleb Pawelski - Pietrzak & Pfau

John Dahlgren

Barry Terach

Chairwoman Franson welcomed all and asked Ms. Torre to review as to where we are in the process and a letter from the applicant authorizing an extension of time period within which to adopt scope.

Ms. Torre:

Public scoping session was held September 8, 2020 with time for public comment held over for 10 days after

Since then the Planning Board consultants AKRF in particular have been compiling all the planning board consultants comments, comments from the board members and any public comments

Now the scope is being revised to address those, there are still some items and issues the applicants consultants need to submit to be able to incorporate into the scope.

The applicants' attorney has sent a letter about the proposed schedule, so the applicant is

consenting to extend the timeline for adopting the final scope until November 17, 2020 with the understanding that there's going to be a revised scope reviewed at the November 12, 2020 meeting.

Now the planning board consultants will be finalizing their comments and then a draft is going to be circulated review at the November 12, 2020 meeting. Any additional changes can be addressed and then the deadline for adopting the scope is November 17, 2020.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion for the Planning Board to consent to extending the end of the scoping process and adopting a scoping document for Monroe Commons by November 17, 2020.

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

Final Resolution: Motion Carries

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

Absent: John Allegro

Mr. Arnott no comments as there was nothing new submitted.

I reached out to Orange County DPW and NYS DOT to request them to advise of any additional intersections that should be studied

Mr. Werner only a couple of comments were received majority from the board, AKRF has been directed to rewrite the applicants DEIS scope to be in a form that is more acceptable to the board as lead agency.

The extension to November 17th allows the applicants team to get us information and also provide enough time to look at the draft being rewritten in advance of it being adopted.

All the comments from the memos dated in September have been made actual scope items for the DEIS they are no longer requests they are now items to be done.

We've been in contact with the applicant a couple of times: site walk, conference call, and we finalized the traffic study methodology with their traffic consultant Creighton Manning including how to address Covid issues.

Additional information requested proposed noise monitoring locations, as well as vantage points for visual study.

Reviewed the schedule that was mentioned by Ms. Torre

Questions from Board Members:

Member Czerwinski regarding the traffic database source where is that coming from is that a state level source or a public source.

Mr. Werner I can summarize there's a combination of historical data that's going to be used including traffic studies that DOT approved, road work improvements that have happened in

the last couple of years, the interchange improvements, studies for getting a baseline that's like a pre-coded baseline. There is a company called Streetlight that actually has historic data counts all over the place including here.

Member Vaccaro is there other information about other projects that might be going on that would affect traffic that should be considered jointly.

Mr. Werner there is a section of the scope right now, and we shared it with Creighton Manning that's assessing the future without the project conditions like what other projects are planned by the same build year and those will be factored into the background growth. Right now there is a pretty extensive list in there, but it's going to be subject to Creighton Manning to reach out to different municipalities to get that firmed up as they do the study.

Member McQuade are there plans for any additional roads that you are aware of like going out the back or something.

Mr. Werner not that we are aware of only the main access driveway

Member Shea just an observation with all the building that's going on Nininger Road and around Kiryas Joel or Palm Tree historical studies won't give us much projection as opposed to what's going to happen when all the people fill in those apartments along Nininger Road it seems to me like there's going to be a big traffic problem there.

Mr. Werner part of the work with Streetlight and historic data is really to get the existing conditions figured out, so that is going to cover the existing, the traffic impact study is going to look at the future build condition as well it's going to have a trip generation run based on the uses here the number of hotel rooms, number of parking spaces, number of square footage of retail it's all part of Creighton Manning's study for the future with action piece. They're also going to take some ATR counts of existing conditions, they're going to combine actual data, traffic data from now as well as the historic to try to get the solid baseline to account for Covid, there's also this really involved action study of all the intersections level of service anticipated from the trips generated there's going to be capacity analysis that done at every study area intersection, so it's going to be really comprehensive.

Member Vaccaro just thinking about the traffic generation are there scoping limits to what that area could absorb that would be detrimental to the job progress or the project.

Mr. Werner we don't know yet until the study is done, and we review it to see what if the level of service changes at any of these intersections from level a to c or something. This is all going to be reviewed by our traffic people here at AKRF in coordination with Creighton Manning so we don't really know what impacts there are right now that's what the DEIS is going to tell us.

Member McQuade are Creighton Manning taking into account the fact of what's going on with the pandemic and the traffic right now is far less on Nininger Road with the school buses and

any of the after school activities so if it takes into account what it will be when everybody's up and running and the full buses are running.

Mr. Werner what they're going to be attempting to do with the historic streetlight database, when I mean historic I'm not talking 10 years ago I'm talking 2019, 2018 before this atypical traffic situation so there is recent data that gets you recent development in the area that's going to be helpful for getting this baseline established the existing conditions, and then we'll go from there with what the project will do to those conditions.

Ms. Torre just to comment just as Mr. Shea had mentioned before Mr. Werner you had said to that this traffic study is going to have to look to contacting the neighbor of municipalities and find out what projects they have approved and pending and are under construction and in addition to whatever projects the board might be aware of the board's consultants and the study will then have to consider the impact of the project, but also in the context of those other projects as well.

Applicant Questions:

Mr. Dahlgren we have had some good discussions with Mr. Werner of AKRF and our side, our consultants are looking at all the comment memos and suggested changes and for the most part we agree with them, there's a few that as Mr. Werner mentioned we have to provide some additional information and some specialties like hydrogeology and wetlands those consultants are reviewing those specific areas, and we'll have some feedback, so I think we're close to coming into agreement on the scope.

Chairwoman Franson let me open it up to the members that were present for the site walk.

Member Shea I go back to the traffic and that's a two-lane highway Nininger Road, just my opinion, giving the growth of Palm Tree vacant apartments that are there now that will be filled soon there's a big issue with traffic, and it's going to be one of the most important aspects of this whole deal.

Member Czerwinski to continue with what Member Shea was saying Bald Hill also hasn't been constructed yet and that's another fairly large development within the vicinity of this project, and we need to make sure that is also accounted for in this traffic study.

Member McQuade I didn't make the site walk, but something I didn't mention before when the apartments are filled there's going to be students or children that are going to be attending schools that's another source of transportation and crowding on the roads.

Chairwoman Franson so continuing to express concern about the road situation and where this traffic will go and what the distribution will be especially in relation to that adjoining site

seems to be a big concern.

Open conversation in regard to traffic in the general area of the project with other projects in the area.

Chairwoman Franson my observations: gravel road that had been improved to get access to wells they were going to be installing, there was one installed in an area that appears to be a wetland and may not be 100 feet from a wetland, so I don't know how that relates to OCDH standards. Mr. Getchell mentioned looks like an area that had been mined in the past for either rock or for sand and gravel, it was an interesting kind of contour where the wetlands were right adjacent or very close to that well that was installed is what appears to be some kind of cistern or a dug well and he mentioned that not sure if the well was closed as far as access so

that people won't in any way get into that well again.

Lake Region discount tires property is vacated ultimately any traffic study or any cumulative impact analysis be useful to know what if any plans are proposed for that site.

There are wetlands present on the site

The soil erosion control measures that are on the Veyoel Moshe Garden site, where all the construction is happening, doesn't appear to be sufficient for serious rainfalls and the water was essentially going across what is one of the properties joining this one coming through and ultimately it seemed that might have been some issues with seeing turbidity in the wetland and while it's not this applicant's problem from my perspective as a Planning Board I think Ms. Torre or someone follow up with regard to ensuring that the proper erosion control measures are in place so that they're not impacting adjoining sites that are in the Town of Monroe.

large diameter trees were noticed during the walk and I asked Mr. Pawelski to map them on the survey. These are big these might be 24 to 36 in diameter.

I would like to see some vegetation in some way preserved along the westerly boundary of the site, it's going to be one of the few visual screens or buffers that might be able to screen that very large development to the west. Monroe's own objectives its comprehensive plan and its regulations we want to see some existing vegetation remain on the site and preserved to the extent that we can reduce grading or do terrain adaptive grading or terrain adaptive buildings that minimize some of that grading on the site and can preserve almost like shelves of trees or portions/areas of trees that would help break up views along Nininger.

There's also an Eruv running in the middle of the property that appeared to be along the wetland by the Lake Region property. Is this project acting as a connection between the project on the west and east of it.

Possible formalize said path, safety with the cistern and people walking in area

Member Manson parcel itself did not seem to be as big as we expected, being 18 plus acres the size when you take into consideration the wetlands which seem larger on the ground than expected based on review of the site plan and the way that the land rises up along the back of

the property understand better why they're proposing the shape building. One of the things the consulting memos was Ms. Arent brought up trees that border with Veyoel Moshe Garden not only for screening that the trees along the westerly boundary would be important in relation to shading the property from sun and promoting better use of heating and cooling in the various seasons. Looking at the way things lay out it seems like there's not a ton of opportunity for screening along that western boundary with the ramp going up to the second level and the parking along that side of the building and some of those things so that may be something that we need to take a look at in detail if we're going to try and accomplish that goal.

Chairwoman Franson there was mention of some alternatives to building design to achieve preservation of some trees could it be in any way altered, we have talked and the applicant has talked about whether there's the need to build the full complement of parking that's shown because if it's not required and that's going to be part of the DEIS analysis if they can prove that the parking isn't required then not having to build some parking could lead to maybe some areas that could be preserved.

one other observation our ecologist wetland person mentioned that it seems that this application is relying on certain wetland permits certain assumptions with regard to the amount of disturbance that would be allowed and that he thought that wasn't necessarily going to occur or isn't necessarily Army Corps policy just to allow that disturbance to happen.

3. Minutes

Action, Discussion: 3.1 April 21, 2020 Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the April 21, 2020 minutes.

Motion by Lisa McQuade, second by Jason Czerwinski.

Final Resolution: Motion Carries

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

Absent: John Allego

Action, Discussion: 3.2 April 30, 2020 Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the April 30, 2020 minutes.

Motion by Jeff Manson, second by Pat Shea.

Final Resolution: Motion Carries

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

Abstain: Lisa McQuade

Absent: John Allegro

Action, Discussion: 3.3 **May 14, 2020** Minutes

held over 4. **Adjournment**

Action: 4.1 Adjourn Meeting

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

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

Final Resolution: Motion Carries

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

Absent: John Allegro