

Town of Monroe Planning Board Workshop Meeting MINUTES

— 12/08/2022

Town of Monroe Planning Board Workshop Meeting (Thursday, December 8, 2022)

Generated by Norinne McSweeney

DRAFT

Members present Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn, Robert Garstak sitting for Nick Napoli

Alternate at meeting:

Luis Rivera

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 Project

Action, Discussion: 2.1 Henry Farm (0209-2022) SBL# 29-1-2-.52 Intersection of Lakes Rd and Camp Monroe Road

Vince Pietrzak - P&P Jay Myrow Attorney overview of the project project dates back to 2000-2002 2008 recession some delay 115 unit subdivision 50 55 and over senior housing SEQRA completed FEIS filed resolution conditional final 2015 some matters to be completed drainage district 2 had to be formed sidewalk waiver required from the town board open space dedicated to the town spring 2017 end of moratorium winter of 2017 petition for drainage district the board adopted moratorium law April 2017 no exceptions no hardship provision project was stopped submitted hardship exception September 2017 denied application filed article 78 proceeding with supreme court extended 4-5 times new zoning 2017 November no decision on the article 78 as which point our petition became moot no longer a moratorium to challenge the court agreed with my argument with what is called a special facts exception that boils down to if we could prove the correct facts of the law allowed us to be considered under the old zoning if we proved a number of elements one being bad faith on the part of the planning board etc. we continued to engage with the town board trying to come to an agreement. We were floating different proposals a couple of times thought it would get

done, but it didn't. floated this 70 lot configuration eliminated 55 plus housing positive response from town board best agreement finally stipulation of settlement submitted to the planning board town board agreed to 70 lot subdivision would conform to the old bulk requirements applied to this project no need for variances plan conformance by town board and the applicant 1-2 years ago was settled 2 letters presented to town board indicating OCH turned the town down regarding sewer district in MOODNA district Mr. Arnott OCDPW sent the letters regarding MOODNA some of the stipulation has the sewer town board agreed if and when final approval of the Planning Board will remain in effect until sewer is open with MOODNA no extensions will need to be granted Chairwoman Franson so the project will be in a holding pattern until Moodna gets resolved Ms. Torre just to clarify it is to remain into effect until such time as the petition received conditional approval (inaudible) reading page 8 paragraph 2 in the stipulation also the terms on page 15 paragraph 11 explains that in the event the petitioner fails to act with reasonable diligence to satisfy approval conditions and or re-approvals from other agencies Mr. Myrow page 13 J once the sewer is provided we then have reasonable amount of time to proceed with either updating or renew outside agency approvals, there is a provision that allows the approval to be revoked if we don't do specific things in a reasonable time. procedural 6 months to get back before us - make application within 6 months Mr. Myrow page 8 paragraph 5 sets forth what's supposed to happen tonight and immediately after- we were to come this evening- within 90 days/3 months the Planning Board is to give initial comments on the amended application (reading from page 9)-scope of the review of the amended application planning board requires to comply with SEQRA-the types of consultants necessary to perform meaningful review of the application-proposed budget for the estimated cost of the consultants-any other matters that deem relevant Chairwoman Franson will have Ms. Torre go over procedurally what needs to be done this evening and then any questions after that Ms. Torre attend the next 2 workshops January and February Chairwoman Franson some fundamental maps that would be useful to the board a map that shows what was approved versus what this is like overlaid looking for a map showing lots and roads then and lots and road now with the limits of disturbance Mr. Myrow I am confident that this plan will not show any enhanced environmental impacts beyond what was already reviewed and in fact will have lesser impacts just about across the board we'll show that in a consistency statement just reducing the 55 units of over 50 to 5 single family homes reduced the impact Chairwoman Franson do we have digital versions of the grading for the old map can we get a PDF Mr. Pietrzak this was also agreed upon maximum size house 3,550 sq. ft. original resolution and stipulation Chairwoman Franson certain number of bedrooms Mr. Pietrzak 4 bedroom homes Chairwoman Franson maybe some type of chart with before and now Ms. Torre Mr. Myrow had alluded to preparing some type of consistency analysis where you could go through those impacts, disturbances, wetlands comparing where you were then versus now Chairwoman Franson work on parameters of what we want to see, go through the new EAF not sure what is on the old EAF, work on the EAF part II at the next meeting depending on what we get Mr. Myrow 2 other details need mentioning there are 2 existing wells dedicated to the town and the applicant is building a water tower dedicated to the town, the water tower

was designed to accommodate 220 units we're going to redesign it because of the maximum number of units that it is going to serve Mr. Myrow the original tower was supposed to assist Carol Drive no longer going to assist there, it was agreed to be removed from the resolution in the stipulation Ms. Torre procedures: classify action as unlisted under SEQRA declare your intent to be lead agency and circulate D2C4 new water district not proposed Mr. Myrow stipulate that the 90 days goes from today, the third workshop after today, March 9, 2023 Ms. Torre comments need to be in writing

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to declare it's intent to serve as lead agency for the Henry Farms subdivision.

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

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn, Robert Garstak

Not Present at Vote: J Louis Rivera

Absent: Nick Napoli

3. Returning Projects

Action, Discussion: 3.1 Mountainview Shul (0195-2021) SBL # 43-5-2 277 Mountainview Ave
John Queenan - Lanc & Tully Isaac Walter applicant continue review of Shul at 277 Mountain View Drive completed site visit updated the plans with MHE Comments added landscaping and lighting plans adjusted some of the retaining walls incorporated the comments from site walks move further along in SEQRA and or schedule the public hearing Mr. Arnott
Comments: the applicants updated water supply perspective to note the existing two-inch water line that serves the site from the Village of Kiryas Joel that will be routed underneath the proposed retaining wall and serve the building bigger question with the potable water is based on the size of the building and the amount of stories sprinklers will be required, is the 2' line going to be able to support the sprinklers Mr. Queenan the applicant has a Sprinkler Company doing the design believe 2" is satisfactory if upgrade required will do Mr. Arnott: grading new retaining walls old one removed replaced and along KJ boundary need and easement to install retaining wall stairs into village possible removing them no connection to condos construct retaining wall without going on other side existing septic system being removed hooking up to sewer with extension up Mountain View Drive needs approval of DEC and DPW survey to be extended including all the way down Mountainview Dr Sewer and all utilities lighting plans the isolex curves need to be labeled landscape to Karen waiting zoning FAR off 35 parking provided FAR correct 37 parking required 2 curb cuts one to house one to shul Ms.
Torre: purposes of SEQRA few more items will serve letter from the village for the water architectural review details floor plans submitted lighting and landscaping were submitted landscaping Karen reviewing did you take into consideration the tree law waivers have been requested from the special use permit need to review and make decisions Chairwoman Franson floor plan submitted back in May no changes need the

elevationssend to GML review

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to schedule a public hearing for the Mountain View Shul on January 17, 2023 at 6pm.

Motion by Pat Shea, second by Robert Garstak.

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn, Robert Garstak

Not Present at Vote: J Louis Rivera

Absent: Nick Napoli

Action, Discussion: 3.2 Sheri Torah (0197-2021) SBL # 2-1-21, 2-1-29 49 Larkin Drive

John Queenan Lanc & TullyMr. Mann sent a summary letter back in November they have been before the ZBA and received their variances and are now returning to the Planning Boardmaking some changes to the traffic circulationsite walk Joel Mann, Ben Maldonado and Shawn Arnottseparate buses and the taxisMr. Arnott:plans reflect to update bus drop off jersey barrier and the schooltaxi drop off both schoolschanges to the boys schoolchaotic drop off at both schoolsMr. Maldonado asked for hatched area be pavedmaybe to curb that area to confine cars more instead of wide open spacesMatzah bakery also access the siteimprovements to boys school drop off additional fencing to keep vehicles from traversing around the school with the exception of the busesone of the gates was 15 foot in length need to verify fire code width3 year extension granted by ZBAMs. Torre2 parcels involvedupdated owners endorsement from the boys school owned by different Corporationsplans should clearly label the two separate parcels by lot number and where it has the owner's information on the actual plan to make sure you're identifying both properties and both ownersChairwoman Franson need updated plansGMLno public hearing needed ZBA already had one

4. Last minute addition

Action, Discussion: 4.1 Homeland Towers

Ms. Torre has brought up the fact that the shot clock expires at the January 17, 2023 meeting and she would like the board to extend the shot clock this evening until February 21, 2023

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to extend the shot clock to February 21, 2023 and to authorize the Planning Board attorney to sign the tolling agreement regarding the same.

Motion by Dylan Penn, second by Pat Shea.

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn, Robert Garstak

Not Present at Vote: J Louis Rivera

Absent: Nick Napoli

Action, Discussion: 4.2 Pallotti Village

discussion among the board members and consultants regarding status and what additional analyzes that are needed would like to get all comments consolidated need to discuss what we are expecting we have received the big package of all the information they have submitted to date, but do we want a narrative in the form of EAF Part III we have already done EAF part II they need to respond with the studies that were done and what the conclusions were recently received water quality information would like further information on the wastewater treatment plants discharge in regard to Blythea Lake and the Pine Tree Lake

5. Minutes

Action, Discussion: 5.1 April 19, 2022

held over

Action, Discussion: 5.2 August 11, 2022

held over

Action, Discussion: 5.3 October 13, 2022

held over

Action, Discussion: 5.4 October 18, 2022

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 Jeff Manson, second by Robert Garstak.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn, Robert Garstak

Not Present at Vote: J Louis Rivera

Absent: Nick Napoli