



Tuesday, August 18, 2026
Monroe Planning Board Regular Meeting

Town of Monroe, New York
Town Hall
1465 Orange Turnpike
Monroe, NY 10950

1. Welcome

- 1.1. Roll Call
- 1.2. Point Out Fire Exits
- 1.3. Pledge of Allegiance

2. Returning Project

- 2.1. Henry Farm Subdivision (0201-2022)
SBL #29-1-2.52
Lakes Rd and Camp Monroe Road

3. Public Hearings

- 3.1. 20 Owen Dr Minor Subdivision (0207-2022) - Continued
SBL #3-1-9.1
20 Owen Drive
- 3.2. Meadow Hill Subdivision (0169-2018) - New
SBL #37-1-1
Lakes Road

4. Returning Projects

- 4.1. Kiryas Joel Cemetery (0236-2025)
SBL #1-2-29
Schunnemunk Road
- 4.2. Raywood M&M LLC (0238-2025)
SBL #43-1-11.3
81 Raywood Lot 3

5. New Business

- 5.1. Notice of Intention to Establish Lead Agency
Town of Blooming Grove
Discussion and Consideration

6. Minutes

- 6.1. June 16, 2026
- 6.2. July 21, 2026

7. Adjournment

- 7.1. Adjournment of Meeting

Project: 20 Owen Drive - 0207-2022

Date: 7/21/26

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

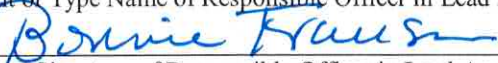
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed, considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town of Monroe Planning Board	
Name of Lead Agency Bonnie Franson	Date 7/21/26
Print or Type Name of Responsible Officer in Lead Agency Bonnie Franson	Chair CHAIRPERSON
Signature of Responsible Officer in Lead Agency 	Title of Responsible Officer CHAIRPERSON
Signature of Preparer (if different from Responsible Officer)	

PRINT FORM

State Environmental Quality Review Act
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. The Town of Monroe Planning Board, as lead agency in a Coordinated Review, has determined that the proposed action described below will not have any significant adverse environmental impacts and a Draft Environmental Impact Statement will not be prepared.

Name of Action: 20 Owen Drive Subdivision

Lead Agency: Town of Monroe Planning Board
1465 Orange Turnpike
Monroe, New York 10950

Date of Action: July 21, 2026

SEQR Status: Unlisted

Conditioned
Negative Declaration: No

Description of Action: 20 Owen Drive LLC ("Applicant") seeks approval of a 3-lot subdivision of a 3.51-acre lot along located along Owen Drive in the URM Zoning District in the Town of Monroe. There is an existing dwelling on the property that will be razed and new single-family detached dwellings are proposed on each lot with individual wells and municipal sewer connections. Access to the lots will be through the adjacent Smith Farm subdivision and the new private road connected thereto will be owned by the Smith Farm Homeowners Association. An existing emergency access gate that separated Smith Farm from Owens Road will be relocated beyond the driveway for Lot 1 to ensure the 3 lots will utilize the Smith Farm roadways.

Location: 20 Owen Drive, Town of Monroe, Orange County, New York
Tax Map Parcel # 3-1-9.1

Reasons Supporting this Determination:

The Planning Board reviewed Part 2 of the Short Environmental Assessment Form (SEAF) for the Proposed Action. No questions in Part 2 were answered "moderate to large impact may occur." For those questions where there is a need to explain why a particular element of the Proposed Action will not result in a significant adverse environmental impact, the Planning Board required a Part 3 evaluation and explanation of the magnitude and significance of the Proposed Action's impacts.

Impact on Land Use: The Proposed Action will result in a change in the use or intensity of use of land, but the impact will be small. The property is currently improved with a single-family dwelling and the Proposed Action involves demolishing that dwelling, subdividing the property into three (3) lots, and constructing a single-family detached dwelling on each lot. The Proposed Action will change the use of the property, but will not change the intensity of use of the neighborhood as a

whole. The change is consistent in size with the surrounding development patterns, and the Proposed Action does not create a need for new transportation infrastructure. As a result, no significant adverse impacts on land use are anticipated.

Impact on Community Character: The Proposed Action will change the visual character of the area in a minor way but is generally consistent in the design, placement, size, intensity and architecture of the neighborhood or community. As noted above, the Proposed Action involves demolishing an existing single-family dwelling and constructing three new single-family detached dwellings. The Proposed Action is consistent with the character of the surrounding area, which includes various single-family residences including with the newer Smith Farm development. All lights shall be dark-sky compliant and shall be fully shielded. Lights shall not exceed 3000 Kelvin. As discussed below, the Applicant will be adding landscaping including planting at least 139 trees. As a result, no significant adverse impacts on the character or quality of the existing community are anticipated.

Impact on Traffic & Transportation: The Proposed Action may result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway, but the impact will be small. The Proposed Action will add traffic to the area, but roads have the capacity to handle the level of traffic. The primary change is that the three driveways and Owen Road will be reconstructed to connect to the Smith Farm development. An emergency gate will be placed along Owen Drive to ensure that traffic from the new residences are directed to Smith Farm and not into the Village of Monroe roadway system. The gate shall be otherwise locked at all times but will allow for access by emergency vehicles 24/7 by Siren-activated sensors that detect emergency sirens and open the gate. The Applicant has submitted a SEQRA Consistency Determination - Traffic Impact Analysis, dated April 2026, demonstrating that the proposed development is consistent with the traffic impact analysis set forth in the Smith Farm Environmental Impact Statement. As a result, no significant adverse impacts on traffic and transportation are anticipated.

Impacts on Water Supply/Wastewater Treatment Facilities: The lots will be served by private onsite wells and will connect to the centralized sanitary system via connections to the adjoining Smith Farm development. Under Town Code §A65-8(L)(2), the Applicant was required to drill one test well in order to determine if groundwater is available to serve the proposed lots. Town Code §A65-8(L)(2) provides that “[t]he Planning Board, in consultation with the Town engineer and/or hydrogeologist, shall also specify the duration of the pumping tests and the extent of monitoring of adjoining wells based upon the information presented by the applicant and existing hydrogeological data for the area in question.” The Applicant has conducted a pumping test following protocol that was acceptable to the Town Engineer. Additionally, the information presented by the Applicant and existing hydrogeological data for the area did not warrant the monitoring of adjoining wells. The test results were provided to the Planning Board in a memo from the Applicant’s engineer dated November 26, 2025. The well tests results indicate that the water supply is adequate to service the total demand of the Proposed Action and yielded 5 gallons per minute (gpm). Water quality tests indicate the water is high in iron and manganese and thus whole house filters would be appropriate for installation. The Applicant’s engineer has provided a signed letter, dated June 12, 2026, certifying that there is sufficient capacity to adequately supply the total demand of the Proposed Action. Additionally, sewer service will be via public sewer connection requiring approval from Orange County Department of Public Works. As a result, no significant adverse impacts on water supply/wastewater treatment facilities are anticipated.

Impacts on Historic or Archaeological Resources: The DEC EAF Mapper indicated that the project site is located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. The Applicant submitted a Phase IA/IB Literature Review and Archeological Resources Survey report prepared by Atlas Archeology LLC, dated March 2026. The Phase IA Literature Search and Sensitivity Assessment recommended hand-excavated, hand-screened shovel tests be performed at 50-foot intervals, or less, within the undistributed portions of the Area of Proposed Effect. The Phase IB Field Reconnaissance stated that all 49 shovel test locations were sterile, with no precontact or historic cultural material, and did not recommend any further work within the project area. The Planning Board has received correspondence from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), dated April 28, 2026, which states that OPRHP has reviewed the Phase 1A/1B Archeological Survey report for the project and “concur[s] with the report recommendation that no additional archaeological investigation is warranted,” and that “[b]ased upon this review, it is OPRHP’s opinion that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.” As a result, and based upon such correspondence from OPRHP, no significant adverse impacts to historic or archaeological resources are anticipated.

Impacts on Natural Resources (Wetlands, Waterbodies, Groundwater & Flora and Fauna): The Proposed Action will not result in an adverse change to wetlands, waterbodies. Impacts to flora and fauna will occur.

Additionally, as noted above, the Proposed Action will be served with three new ground water wells, the Applicant’s well test results are acceptable for the demand of the Proposed Action, and there are no known water supply problems with adjacent similar uses.

Further, as noted above, the DEC EAF Mapper indicated that the project site may contain Northern Long-eared Bat (*Myotis septentrionalis*) and Indiana bat (*Myotis sodalis*), NYS and federal listed endangered species. The Proposed Action involves the removal of 256 tree density units. The Applicant shall comply with the NYSDEC tree removal restriction (limiting all tree removal to between November 1 and March 31) to avoid impacts to Indiana bat and Northern Long-eared bat and their habitats. This tree removal restriction will be included as a note on the subdivision plat and incorporated as a condition of approval. Additionally, the Applicant will plant at least 139 trees to replace those being removed. As a result, no significant adverse impacts to wetlands, waterbodies, groundwater or flora and fauna are anticipated.

Impact on Drainage, Runoff & Flooding: The Proposed Action will result in an increase in the potential for erosion, flooding or drainage problems. The Proposed Action includes paving and other impervious surfaces, but runoff will be controlled by a Stormwater Pollution Prevention Plan (SWPPP). The Applicant has submitted an erosion and sediment control plan and must obtain coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, as the Proposed Action involves disturbance of more than one acre.

Stormwater runoff will be controlled by a Stormwater Pollution Prevention Plan (SWPPP). All stormwater runoff from the Proposed Action will be managed by onsite infrastructure. Stormwater from the project will not be discharged to or managed by the stormwater system of the adjacent Smith Farm development.

The SWPPP has been designed in accordance with applicable NYSDEC requirements pertaining to stormwater runoff, and provides for sediment and erosion controls during the construction phase, as well as permanent collection and water quality treatment. The Proposed Action is not

located in a 100-year floodplain and is not in an area that has experienced flooding in the past. As a result, and based upon the Applicant's compliance with the SPDES General Permit for Stormwater Discharges from Construction Activity and the SWPPP, no significant adverse drainage, runoff or flooding impacts are anticipated.

The Town of Monroe Planning Board finds that the proposed action will not result in any significant adverse environmental impacts by its approval, and therefore no further environmental review is necessary.

For Further Information, Contact:

Bonnie Franson, Chair
Town of Monroe Planning Board
1465 Orange Turnpike
Monroe, New York 10950
Phone: 845-783-1900 x115
Email: planning@monroeny.org

A copy of this Notice has been filed with the Planning Board as SEQRA Lead Agency.

From: [Monroe Conservation Commission](#)
To: [Alyssa Kezek](#)
Cc: [fschuepfer@gmail.com](#); [donnaalynmc@hotmail.com](#); [mikkelbfinsen@me.com](#); [Maureen Richardson](#); [Luis Rivera](#); [Bethany Stephens](#); [Sal Scancarello](#); [Mary Bingham](#)
Subject: [REDACTED] and 20 Owen Drive Developments
Date: Wednesday, July 29, 2026 1:08:48 PM

Hi Alyssa,

Thank you for asking for input from the Monroe Conservation Commission regarding the two projects. We would like to address each project:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

20 Owen Drive

Why is this development being considered? There are over 15 poured concrete basements, all over-grown with weeds on an abandoned project. There is a house that occupies parts of two of the proposed lots (2 and 3). This house appears to be less than 25 years old and in decent repair. It is at least a three bedroom house. Why does it have to be demolished to erect 3,200 square foot homes? It simply does not make sense.

The area of Owen Drive appears to have seen stresses over the recent past. The unfinished, approved development should first be completed before any more permits are granted for that area of town. The Monroe Conservation Commission sees no merit in granting this building permit.

We would like to further state that projects should not have an open end to them. If a building permit is denied by the town the developer should have to start over again with their plans and presentation to the town. If a permit is granted, there should be a time limit as to when the project is completed. Times change, attitudes change, administrations change. Monroe is under enough stress from development. Let's make sure any development projects make sense. The two presented here look like they were presented only to see how they would stick.

If approved, 20 Owen Drive would need a new tree and shrub plan. A green arborvitae and leatherleaf viburnum are not native to New York.

The Monroe Conservation Commission opposes these developments.

Tom Lawrence
Chair, Town of Monroe Conservation Commission
1465 Orange Turnpike
Monroe, NY 10950
845.783.1900



PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

July 29, 2026

Bonnie Franson, Chair
& Members of the Planning Board
Town of Monroe
1465 Orange Turnpike
Monroe, NY 10950

Re: 20 Owen Drive
SBL: 3-1-9.1
P&P No. 30116.01

Dear Ms. Franson & Members of the Planning Board:

In reference to the above project, enclosed please find five (5) copies of the revised subdivision plans. The plans have been revised to incorporate Orange County Sewer District No. 1 comments dated July 22, 2026. The following specific revisions have been made in order of comments:

1. *Please provide plans that have Town of Monroe approval.*

Once plans have been approved and signed by the Town Of Monroe Planning Board a copy will be provided.

2. *Manhole call out information at connection to existing manhole on Smith Farm does not include new 3rd invert for new connection. Also, the plan invert information does not match Profile information. Please correct.*

A 3rd invert has been provided at the connection to the existing manhole. The plan invert information now matches the profile information.

3. *Please provide schedule class of piping on plans and profiles not just material for both main line and laterals.*

The pipes are now indicated as SDR35 PVC.

4. *Remove cleanouts at sewer main connection.*

Cleanout have been removed from the sewer main connection

5. *Slide proposed SMH-1 on to proposed building lot one's property so that the building lateral for Lot 1 is completely on its lot.*

SMH-1 has been moved slightly so that the lateral for lot 1 is entirely on that lot.

6. *Provide Easement documentation as shown on the plans.*

~~The proposed easement documentation is being prepared and will be supplied once~~
~~complete.~~

☐ 262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606 • FAX (845) 294-0610

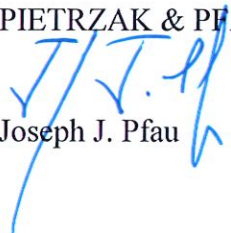
☐ 2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646 • FAX (845) 796-4092

Please place this item on the next available agenda to review the draft resolution and consideration of closing the public hearing and granting conditional approval.

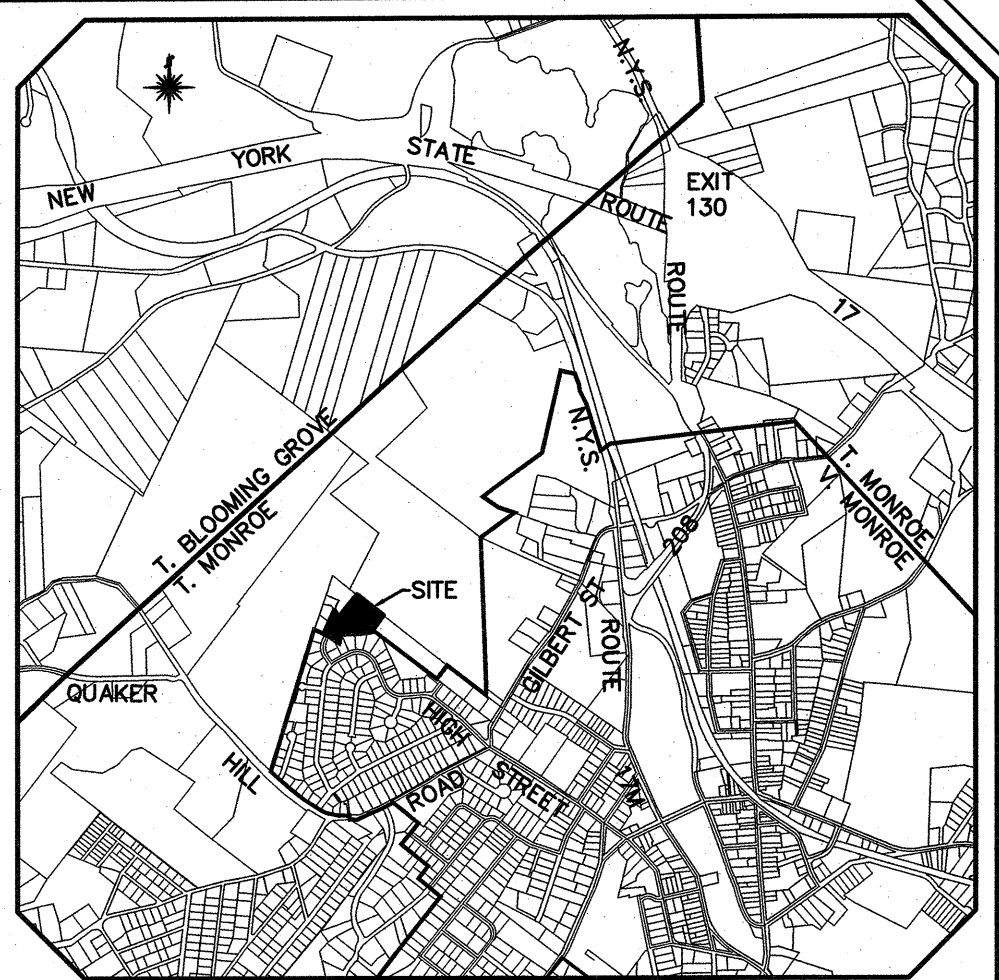
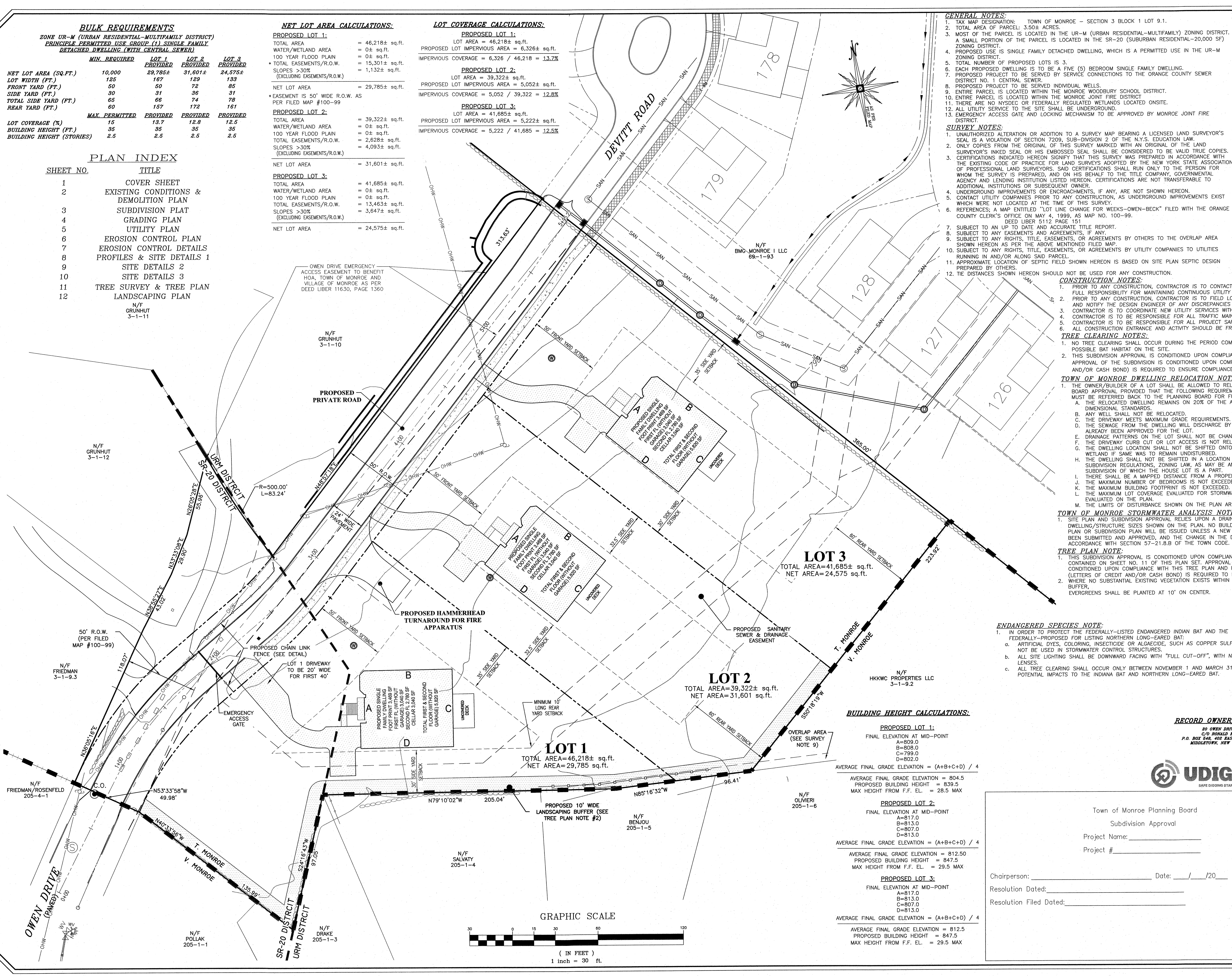
Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC


Joseph J. Pfau

JJP/tmp
attachments
cc: Client



LOCATION MAP
SCALE: 1" = 2,000'

BULK REQUIREMENTS

ZONE UR-M (URBAN RESIDENTIAL-MULTIFAMILY DISTRICT)
PRINCIPLE PERMITTED USE GROUP (1) SINGLE FAMILY DETACHED DWELLING (WITH CENTRAL SEWER)

	MIN. REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED
NET LOT AREA (SQ.FT.)	10,000	29,785±	31,601±	24,575±
LOT WIDTH (FT.)	125	167	129	133
FRONT YARD (FT.)	50	50	72	85
SIDE YARD (FT.)	30	31	36	31
TOTAL SIDE YARD (FT.)	65	66	74	70
REAR YARD (FT.)	60	167	172	161

	MAX. PERMITTED	PROVIDED	PROVIDED	PROVIDED
LOT COVERAGE (%)	15	13.7	12.8	12.5
BUILDING HEIGHT (FT.)	35	35	35	35
BUILDING HEIGHT (STORIES)	2.5	2.5	2.5	2.5

NET LOT AREA CALCULATIONS:

PROPOSED LOT 1:
TOTAL AREA = 46,218± sq.ft.
WATER/WETLAND AREA = 0± sq.ft.
100 YEAR FLOOD PLAIN = 0± sq.ft.
TOTAL EASEMENTS/R.O.W. = 15,301± sq.ft.
SLOPES >30% (EXCLUDING EASEMENTS/R.O.W.) = 1,132± sq.ft.

NET LOT AREA = 29,785± sq.ft.

* EASEMENT IS 50' WIDE R.O.W. AS PER FILED MAP #100-99

PROPOSED LOT 2:
TOTAL AREA = 39,322± sq.ft.
WATER/WETLAND AREA = 0± sq.ft.
100 YEAR FLOOD PLAIN = 0± sq.ft.
TOTAL EASEMENTS/R.O.W. = 13,463± sq.ft.
SLOPES >30% (EXCLUDING EASEMENTS/R.O.W.) = 3,647± sq.ft.

NET LOT AREA = 24,575± sq.ft.

PROPOSED LOT 3:
TOTAL AREA = 41,685± sq.ft.
WATER/WETLAND AREA = 0± sq.ft.
100 YEAR FLOOD PLAIN = 0± sq.ft.
TOTAL EASEMENTS/R.O.W. = 13,463± sq.ft.
SLOPES >30% (EXCLUDING EASEMENTS/R.O.W.) = 3,647± sq.ft.

NET LOT AREA = 31,601± sq.ft.

LOT COVERAGE CALCULATIONS:

PROPOSED LOT 1:
LOT AREA = 46,218± sq.ft.
IMPERVIOUS COVERAGE = 6,326 / 46,218 = 13.7%

PROPOSED LOT 2:
LOT AREA = 39,322± sq.ft.
IMPERVIOUS COVERAGE = 5,052 / 39,322 = 12.8%

PROPOSED LOT 3:
LOT AREA = 41,685± sq.ft.
IMPERVIOUS COVERAGE = 5,222 / 41,685 = 12.5%

- GENERAL NOTES:**
- TAX MAP DESIGNATION: TOWN OF MONROE - SECTION 3 BLOCK 1 LOT 9.1.
 - TOTAL AREA OF PARCEL: 3,500± ACRES.
 - MOST OF THE PARCEL IS LOCATED IN THE UR-M (URBAN RESIDENTIAL-MULTIFAMILY) ZONING DISTRICT. A SMALL PORTION OF THE PARCEL IS LOCATED IN THE SR-20 (SUBURBAN RESIDENTIAL-20,000 SF) ZONING DISTRICT.
 - PROPOSED USE IS SINGLE FAMILY DETACHED DWELLING, WHICH IS A PERMITTED USE IN THE UR-M ZONING DISTRICT.
 - TOTAL NUMBER OF PROPOSED LOTS IS 3.
 - EACH PROPOSED DWELLING IS TO BE A FIVE (5) BEDROOM SINGLE FAMILY DWELLING.
 - PROPOSED PROJECT TO BE SERVED BY SERVICE CONNECTIONS TO THE ORANGE COUNTY SEWER DISTRICT NO. 1 CENTRAL SEWER.
 - PROPOSED PROJECT TO BE SERVED INDIVIDUAL WELLS.
 - ENTIRE PARCEL IS LOCATED WITHIN THE MONROE WOODBURY SCHOOL DISTRICT.
 - ENTIRE PARCEL IS LOCATED WITHIN THE MONROE JOINT FIRE DISTRICT.
 - THERE ARE NO NYSDEC OR FEDERALLY REGULATED WETLANDS LOCATED ONSITE.
 - ALL UTILITY SERVICE TO THE SITE SHALL BE UNDERGROUND.
 - EMERGENCY ACCESS GATE AND LOCKING MECHANISM TO BE APPROVED BY MONROE JOINT FIRE DISTRICT.
- SURVEY NOTES:**
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.
 - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 - CERTIFICATIONS HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
 - UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
 - CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION, AS UNDERGROUND IMPROVEMENTS EXIST WHICH WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
 - REFERENCES: A MAP ENTITLED "LOT LINE CHANGE FOR WEEKS-OWEN-BECK" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON MAY 4, 1999, AS MAP NO. 100-99.
 - SUBJECT TO AN UP TO DATE AND ACCURATE TITLE REPORT.
 - SUBJECT TO ANY EASEMENTS AND AGREEMENTS, IF ANY.
 - SUBJECT TO ANY RIGHTS, TITLE, EASEMENTS, OR AGREEMENTS BY OTHERS TO THE OVERLAP AREA SHOWN HEREON AS PER THE ABOVE MENTIONED FILED MAP.
 - SUBJECT TO ANY RIGHTS, TITLE, EASEMENTS, OR AGREEMENTS BY UTILITY COMPANIES TO UTILITIES RUNNING IN AND/OR ALONG SAID PARCEL.
 - APPROXIMATE LOCATION OF SEPTIC FIELD SHOWN HEREON IS BASED ON SITE PLAN SEPTIC DESIGN PREPARED BY OTHERS.
 - TIE DISTANCES SHOWN HEREON SHOULD NOT BE USED FOR ANY CONSTRUCTION.

- CONSTRUCTION NOTES:**
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
 - PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
 - CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
 - CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
 - CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.
 - ALL CONSTRUCTION ENTRANCE AND ACTIVITY SHOULD BE FROM SMITH FARM ONLY.
- TREE CLEARING NOTES:**
- NO TREE CLEARING SHALL OCCUR DURING THE PERIOD COMMENCING APRIL 1ST AND TERMINATING OCTOBER 31ST TO AVOID IMPACTS TO ANY POSSIBLE BAT HABITAT ON THE SITE.
 - THIS SUBDIVISION APPROVAL IS CONDITIONED UPON COMPLIANCE WITH THE TREE PLAN CONTAINED ON SHEET NO. 11 OF THIS PLAN SET. APPROVAL OF THE SUBDIVISION IS CONDITIONED UPON COMPLIANCE WITH THIS TREE PLAN AND PERFORMANCE BONDING (LETTERS OF CREDIT AND/OR CASH BOND) IS REQUIRED TO ENSURE COMPLIANCE.

- TOWN OF MONROE DWELLING RELOCATION NOTES:**
- THE OWNER/BUILDER OF A LOT SHALL BE ALLOWED TO RELOCATE A DWELLING SHOWN ON THE APPROVED PLAN WITHOUT FURTHER PLANNING BOARD APPROVAL, PROVIDED THAT THE FOLLOWING REQUIREMENTS ARE MET. IF ALL OF THESE REQUIREMENTS CANNOT BE MET, THE MATTER MUST BE REFERRED BACK TO THE PLANNING BOARD FOR FURTHER REVIEW AND APPROVAL.
 - THE RELOCATED DWELLING REMAINS ON 20% OF THE AREA OF THE ORIGINALLY APPROVED DWELLING LOCATION AND MEETS REQUIRED DIMENSIONAL STANDARDS.
 - ANY WELL SHALL NOT BE RELOCATED.
 - THE DRIVEWAY MEETS MAXIMUM GRADE REQUIREMENTS.
 - THE SEWAGE FROM THE DWELLING WILL DISCHARGE BY GRAVITY TO THE CENTRAL SEWER SYSTEM, UNLESS A LIFT OR PUMP STATION HAS ALREADY BEEN APPROVED FOR THE LOT.
 - DRAINAGE PATTERNS ON THE LOT SHALL NOT BE CHANGED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES.
 - THE DRIVEWAY CURB CUT OR LOT ACCESS IS NOT RELOCATED.
 - THE DWELLING LOCATION SHALL NOT BE SHIFTED ONTO AN ENVIRONMENTALLY SENSITIVE SITE FEATURE SUCH AS A FEDERAL OR STATE WETLAND IF SAME WAS TO REMAIN UNDISTURBED.
 - THE DWELLING SHALL NOT BE SHIFTED IN A LOCATION IN WHICH IS OTHERWISE IN CONTRAVENTION OF A REQUIREMENT OF THE SUBDIVISION REGULATIONS, ZONING LAW, AS MAY BE AMENDED, OR OF THE FINDINGS OR DETERMINATION UNDER THE SEGRA FOR THE SUBDIVISION OF WHICH THE HOUSE LOT IS A PART.
 - THERE SHALL BE A MAPPED DISTANCE FROM A PROPERTY LINE TO THREE SIDES OF THE DWELLING.
 - THE MAXIMUM NUMBER OF BEDROOMS IS NOT EXCEEDED.
 - THE MAXIMUM LOT COVERAGE EVALUATED FOR STORMWATER CONTROL AND OTHER PURPOSES DOES NOT EXCEED THAT SHOWN AND EVALUATED ON THE PLAN.
 - THE LIMITS OF DISTURBANCE SHOWN ON THE PLAN ARE NOT EXCEEDED.

- TOWN OF MONROE STORMWATER ANALYSIS NOTES:**
- SITE PLAN AND SUBDIVISION APPROVAL RELIES UPON A DRAINAGE STUDY OR OTHER EVALUATIONS BY THE PLANNING BOARD BASED ON DWELLING/STRUCTURE SIZES SHOWN ON THE PLAN. NO BUILDING PERMIT FOR A DWELLING/STRUCTURE LARGER THAN AS SHOWN ON A SITE PLAN OR SUBDIVISION PLAN WILL BE ISSUED UNLESS A NEW DRAINAGE ANALYSIS, SATISFACTORY TO THE PLANNING BOARD ENGINEER, HAS BEEN SUBMITTED AND APPROVED, AND THE CHANGE IN THE DWELLING/STRUCTURE SIZE IS APPROVED BY THE PLANNING BOARD IN ACCORDANCE WITH SECTION 57-21.8.B OF THE TOWN CODE.

- TREE PLAN NOTE:**
- THIS SUBDIVISION APPROVAL IS CONDITIONED UPON COMPLIANCE WITH THE TREE PLAN CONTAINED ON SHEET NO. 11 OF THIS PLAN SET. APPROVAL OF THE SUBDIVISION IS CONDITIONED UPON COMPLIANCE WITH THIS TREE PLAN AND PERFORMANCE BONDING (LETTERS OF CREDIT AND/OR CASH BOND) IS REQUIRED TO ENSURE COMPLIANCE.
 - WHERE NO SUBSTANTIAL EXISTING VEGETATION EXISTS WITHIN THE LANDSCAPED BUFFER, EVERGREENS SHALL BE PLANTED AT 10' ON CENTER.

- ENDANGERED SPECIES NOTE:**
- IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED INDIAN BAT AND THE FEDERALLY-PROPOSED FOR LISTING NORTHERN LONG-EARED BAT:
 - ARTIFICIAL DYES, COLORING, INSECTICIDE OR ALGAECIDE, SUCH AS COPPER SULFATE, SHALL NOT BE USED IN STORMWATER CONTROL STRUCTURES.
 - ALL SITE LIGHTING SHALL BE DOWNWARD FACING WITH "FULL CUT-OFF", WITH NO DROP LENSES.
 - ALL TREE CLEARING SHALL OCCUR ONLY BETWEEN NOVEMBER 1 AND MARCH 31 TO AVOID POTENTIAL IMPACTS TO THE INDIANA BAT AND NORTHERN LONG-EARED BAT.

BUILDING HEIGHT CALCULATIONS:

PROPOSED LOT 1:	
FINAL ELEVATION AT MID-POINT	A=809.0 B=808.0 C=799.0 D=802.0
AVERAGE FINAL GRADE ELEVATION = (A+B+C+D) / 4	
AVERAGE FINAL GRADE ELEVATION = 804.5	
PROPOSED BUILDING HEIGHT = 839.5	
MAX HEIGHT FROM F.F. EL. = 28.5 MAX	
PROPOSED LOT 2:	
FINAL ELEVATION AT MID-POINT	A=817.0 B=813.0 C=807.0 D=813.0
AVERAGE FINAL GRADE ELEVATION = (A+B+C+D) / 4	
AVERAGE FINAL GRADE ELEVATION = 812.50	
PROPOSED BUILDING HEIGHT = 847.5	
MAX HEIGHT FROM F.F. EL. = 29.5 MAX	
PROPOSED LOT 3:	
FINAL ELEVATION AT MID-POINT	A=817.0 B=813.0 C=807.0 D=813.0
AVERAGE FINAL GRADE ELEVATION = (A+B+C+D) / 4	
AVERAGE FINAL GRADE ELEVATION = 812.5	
PROPOSED BUILDING HEIGHT = 847.5	
MAX HEIGHT FROM F.F. EL. = 29.5 MAX	

RECORD OWNER/APPLICANT

20 OWEN DRIVE LLC
C/O RONALD ROSSAR
P.O. BOX 540, 405 EAST MAIN STREET
MIDDLETOWN, NEW YORK 10940

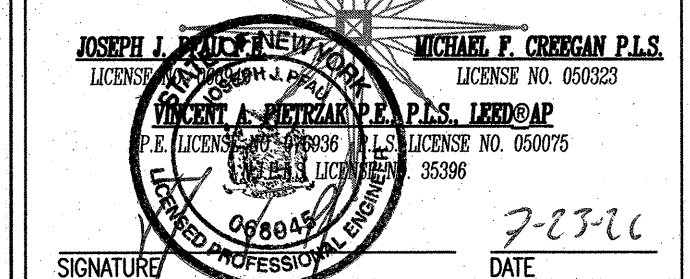


Town of Monroe Planning Board
Subdivision Approval
Project Name: _____
Project # _____

Chairperson: _____ Date: ____/____/20____
Resolution Dated: _____
Resolution Filed Dated: _____

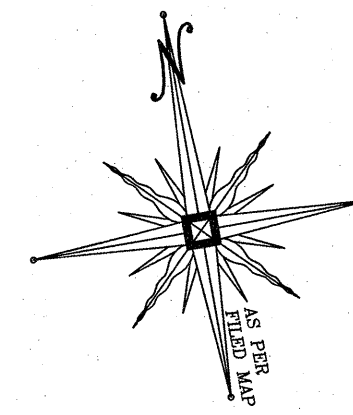
DATE	DESCRIPTION	INITIALS
07-23-26	PER DPW SEWER COMMENTS DATED 07-22-26	JA
06-30-26	PER KALA EMAIL DATED 6-29-26 & FENCE ADD	JA
06-03-26	PER KALA COMM. DATED 5-29-26 & A. TORRE	JA
04-14-26	PER KALA UNDERGROUND COMM. DATED 3-30-26	JA
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02-24-26	PER PUBLIC HEARING COMMENTS	JA
01-15-26	PER MHE LETTER DATED 1-2-26	JA
12-11-25	PER MHE SWPPP LETTER DATED 11-18-25	JA
9-25-25	PER MHE LETTER DATED 7-10-25	JA
6-25-25	PER MHE & ASHLEY TORRE COMMENTS	JA
5-29-24	PER TOWN & CONSULTANT COMMENTS	WMS
7-25-23	SUBDIVISION PLAN PREPARATION DATE	JJP
REVISIONS		
MAP CHECK DATE: 00/00/00	INITIAL BY: --	

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606



20 OWEN DRIVE SUBDIVISION
TOWN/VILLAGE OF MONROE
COUNTY OF ORANGE, NEW YORK
PROJECT TITLE

COVER SHEET
SECTION 3 BLOCK 1 LOT 9.1
DRAWING TITLE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.
O.C.H.D. SHEET NO. 1 D.E.C. SHEET NO. 1 DRAWING NUMBER N/A OF N/A N/A OF N/A 1 OF 12
SCALE 1"=30'
CAD REFERENCE 20-OWEN-2024-05-20 PROJECT NUMBER 30116.01



SURVEY NOTES:

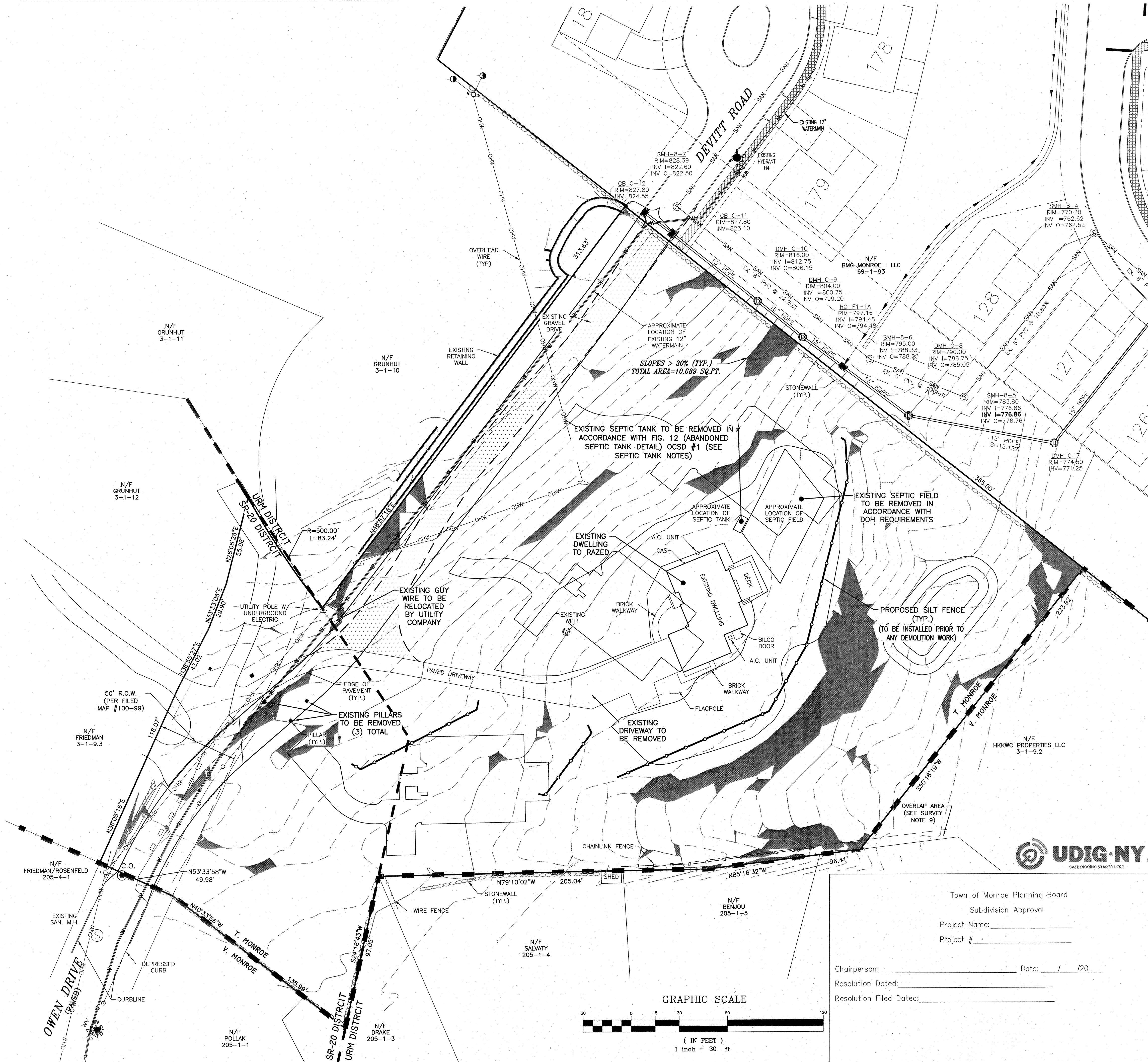
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2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION, AS UNDERGROUND IMPROVEMENTS EXIST WHICH WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
6. REFERENCES: A MAP ENTITLED "LOT LINE CHANGE FOR WEEKS-OWEN-BECK" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON MAY 4, 1999, AS MAP NO. 100-99.
7. SUBJECT TO AN UP TO DATE AND ACCURATE TITLE REPORT.
8. SUBJECT TO ANY EASEMENTS AND AGREEMENTS, IF ANY.
9. SUBJECT TO ANY RIGHTS, TITLE, EASEMENTS, OR AGREEMENTS BY OTHERS TO THE OVERLAP AREA SHOWN HEREON AS PER THE ABOVE MENTIONED FILED MAP.
10. SUBJECT TO ANY RIGHTS, TITLE, EASEMENTS, OR AGREEMENTS BY UTILITY COMPANIES TO UTILITIES RUNNING IN AND/OR ALONG SAID PARCEL.
11. APPROXIMATE LOCATION OF SEPTIC FIELD SHOWN HEREON IS BASED ON SITE PLAN SEPTIC DESIGN PREPARED BY OTHERS.
12. THE DISTANCES SHOWN HEREON SHOULD NOT BE USED FOR ANY CONSTRUCTION.

CONSTRUCTION NOTES:

1. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
3. CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.

SEPTIC TANK NOTES:

1. SEPTIC TANK MUST BE PUMPED CLEAN.
2. A 1'X1' PERFORATION MUST BE MADE THROUGH THE BOTTOM CENTER OF THE SEPTIC TANK. ALTERNATIVE: COMPLETELY REMOVE SEPTIC TANK AND BACKFILL.
3. THE ENTIRE SEPTIC TANK TOP MUST BE CRASHED IN OR REMOVED.
4. SEPTIC TANK MUST BE COMPLETELY FILLED WITH SAND.



AREA=3.5± ACRES

DATE	DESCRIPTION	INITIALS
07-23-26	PER DPW SEWER COMMENTS DATED 07-22-26	JA
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01-15-26	PER MHE LETTER DATED 1-2-26	JA
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6-25-25	PER MHE & ASHLEY TORRE COMMENTS	JA
5-29-24	PER TOWN PB & CONSULTANT COMMENTS	MWS
7-25-23	SUBDIVISION PLAN PREPARATION DATE	JJP

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(945) 294-0608

JOSEPH A. PIETRZAK, P.E.
LICENSE NO. 050323
MICHAEL F. PFAU, P.E.
LICENSE NO. 050075
VINCENT A. PIETRZAK, P.E.
LICENSE NO. 050075
JOSEPH A. PIETRZAK, P.E.
LICENSE NO. 050075

20 OWEN DRIVE
SUBDIVISION
TOWN/VILLAGE OF MONROE
COUNTY OF ORANGE, NEW YORK

EXISTING CONDITIONS
& DEMOLITION PLAN
SECTION 3 BLOCK 1 LOT 9.1

DRAWING TITLE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.
O.C.H.D. SHEET NO. D.E.C. SHEET NO. DRAWING NUMBER
N/A OF N/A N/A OF N/A 2 OF 12
SCALE 1"=30'
CAD REFERENCE 20-OWEN-2024-05-20 PROJECT NUMBER 30116.01

Town of Monroe Planning Board

Subdivision Approval

Project Name: _____

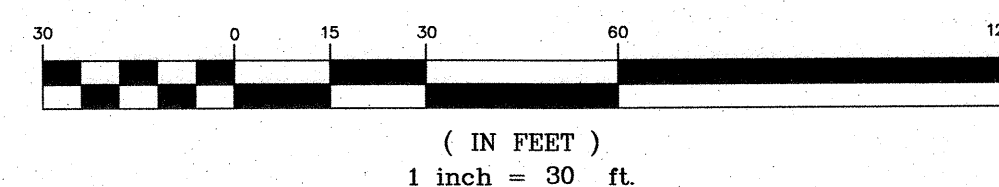
Project # _____

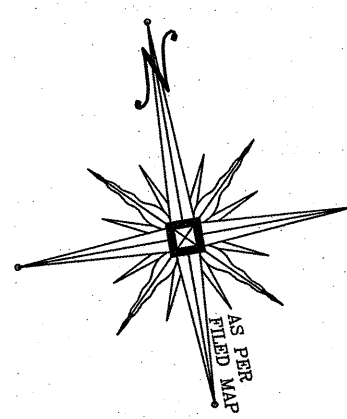
Chairperson: _____ Date: ____/____/20__

Resolution Dated: _____

Resolution Filed Dated: _____

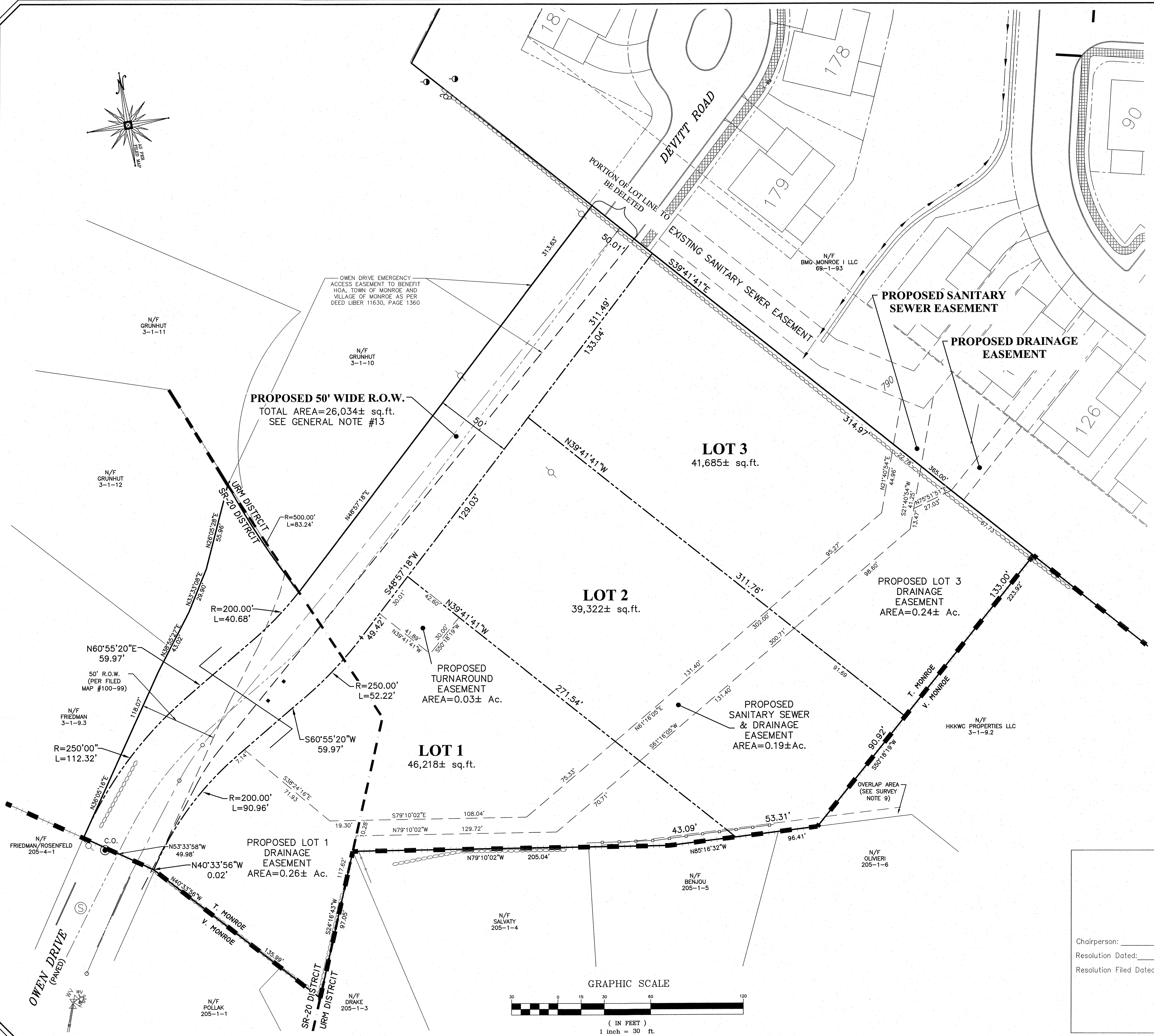
GRAPHIC SCALE





BULK REQUIREMENTS				
ZONE UR-M (URBAN RESIDENTIAL-MULTIFAMILY DISTRICT)				
PRINCIPLE PERMITTED USE GROUP (1) SINGLE FAMILY DETACHED DWELLING (WITH CENTRAL SEWER)				
	MIN. REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED
NET LOT AREA (SQ.FT.)	10,000	29,785±	31,601±	24,575±
LOT WIDTH (FT.)	125	167	129	133
FRONT YARD (FT.)	50	50	72	85
SIDE YARD (FT.)	30	31	36	31
TOTAL SIDE YARD (FT.)	65	66	74	79
REAR YARD (FT.)	60	157	172	161
LOT COVERAGE (%)	15	13.7	12.8	12.5
BUILDING HEIGHT (FT.)	35	35	35	35
BUILDING HEIGHT (STORIES)	2.5	2.5	2.5	2.5

- GENERAL NOTES:**
- TAX MAP DESIGNATION: TOWN OF MONROE - SECTION 3 BLOCK 1 LOT 9.1.
 - TOTAL AREA OF PARCEL: 3.50± ACRES.
 - MOST OF THE PARCEL IS LOCATED IN THE UR-M (URBAN RESIDENTIAL-MULTIFAMILY) ZONING DISTRICT. A SMALL PORTION OF THE PARCEL IS LOCATED IN THE SR-20 (SUBURBAN RESIDENTIAL-20,000 SF) ZONING DISTRICT.
 - PROPOSED USE IS SINGLE FAMILY DETACHED DWELLING, WHICH IS A PERMITTED USE IN THE UR-M ZONING DISTRICT.
 - TOTAL NUMBER OF PROPOSED LOTS IS 3.
 - EACH PROPOSED DWELLING IS TO BE A FIVE (5) BEDROOM SINGLE FAMILY DWELLING.
 - PROPOSED PROJECT TO BE SERVED BY SERVICE CONNECTIONS TO THE ORANGE COUNTY SEWER DISTRICT NO. 1 CENTRAL SEWER.
 - PROPOSED PROJECT TO BE SERVED INDIVIDUAL WELLS.
 - ENTIRE PARCEL IS LOCATED WITHIN THE MONROE WOODBURY SCHOOL DISTRICT.
 - ENTIRE PARCEL IS LOCATED WITHIN THE MONROE JOINT FIRE DISTRICT.
 - THERE ARE NO NYSDOC OR FEDERALLY REGULATED WETLANDS LOCATED ONSITE.
 - ALL UTILITY SERVICE TO THE SITE SHALL BE UNDERGROUND.
 - PROPOSED ROAD R.O.W. TO BE CONSOLIDATED WITH DEVITT ROAD R.O.W. AS PART OF SUBDIVISION.
- SURVEY NOTES:**
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.
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 - SUBJECT TO ANY RIGHTS, TITLE, EASEMENTS, AGREEMENTS, OR INTEREST BY OTHERS TO PROPERTY IN/AND OR ALONG THE ROADWAYS SHOWN HEREON.
 - SUBJECT TO ANY RIGHTS, TITLE, EASEMENTS, AGREEMENTS, OR INTEREST BY UTILITY COMPANIES TO UTILITIES RUNNING IN AND/OR ALONG SAID PARCELS.



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7-25-23	SUBDIVISION PLAN PREPARATION DATE	JAP
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE:	00/00/00	INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 894-0606

JOSEPH J. PIETRZAK, P.E., P.L.S., J.E.D.
LICENSE NO. 050323

WILLIAM A. PFAU, P.E., P.L.S., J.E.D.
P.L.S. LICENSE NO. 050075

DATE: 7-23-26

20 OWEN DRIVE
SUBDIVISION
TOWN/VILLAGE OF MONROE
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

SUBDIVISION PLAT

SECTION 3 BLOCK 1 LOT 9.1

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.

O.C.H.D. SHEET NO. 1 D.E.C. SHEET NO. 1 DRAWING NUMBER 3 OF 12
N.A. OF N.A. N.A. OF N.A. N.A. OF N.A.

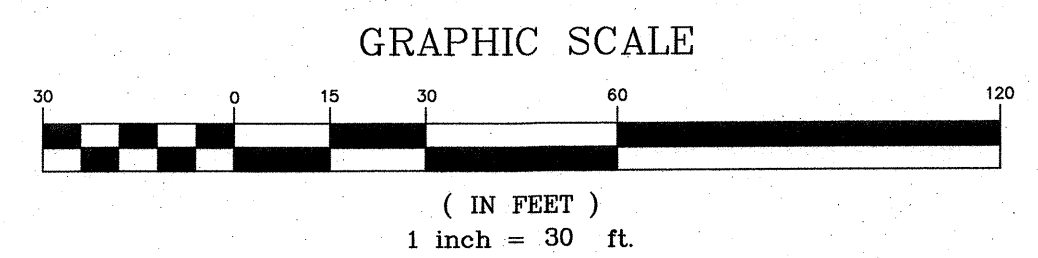
SCALE 1"=30'

CAD REFERENCE 20-OWEN-2024-05-20

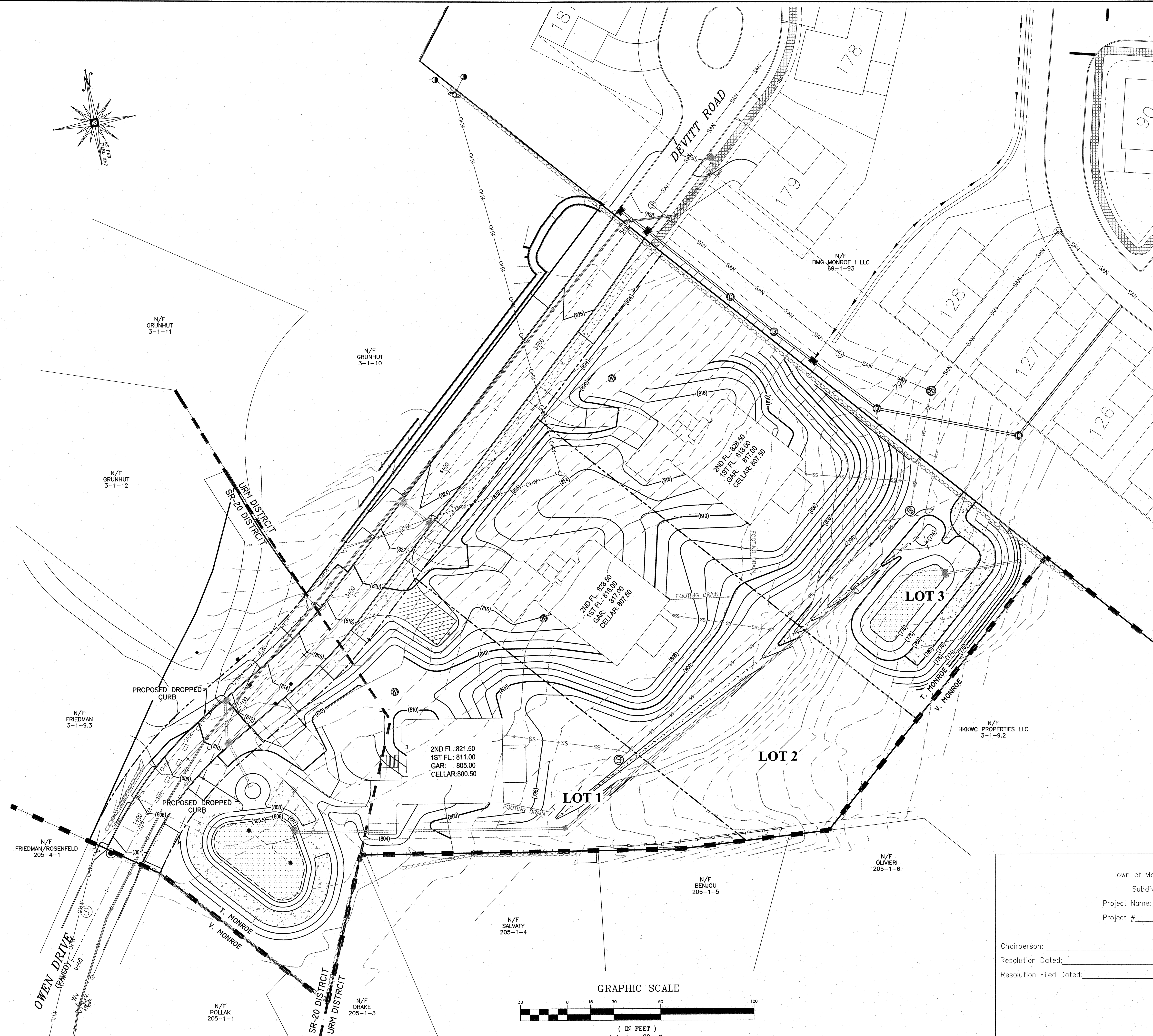
PROJECT NUMBER 30116.01

Town of Monroe Planning Board
Subdivision Approval
Project Name: _____
Project # _____

Chairperson: _____ Date: ____/____/20____
Resolution Dated: _____
Resolution Filed Dated: _____



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1. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
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12-11-25	PER MHE SWPPP LETTER DATED 11-18-25	IA
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7-25-23	SUBDIVISION PLAN PREPARATION DATE	JLP
DATE	DESCRIPTION	INITIALS

MAP CHECK DATE: 00/00/00 INITIALS BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
914-9606

JOSEPH PIETRZAK, P.E.
LICENSE NO. 050023

MICHAEL F. PFAU, P.E.
LICENSE NO. 050075

STATE OF NEW YORK
SEAL OF THE ENGINEER

SIGNATURE: [Signature] DATE: 7-25-26



Town of Monroe Planning Board
Subdivision Approval

Project Name: _____
Project #: _____

Chairperson: _____ Date: ____/____/20____
Resolution Dated: _____
Resolution Filed Dated: _____

20 OWEN DRIVE
SUBDIVISION

TOWN/VILLAGE OF MONROE
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

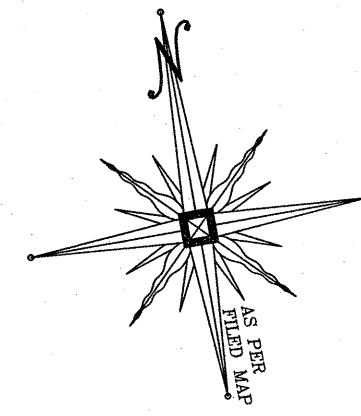
GRADING PLAN

SECTION 3 BLOCK 1 LOT 9.1

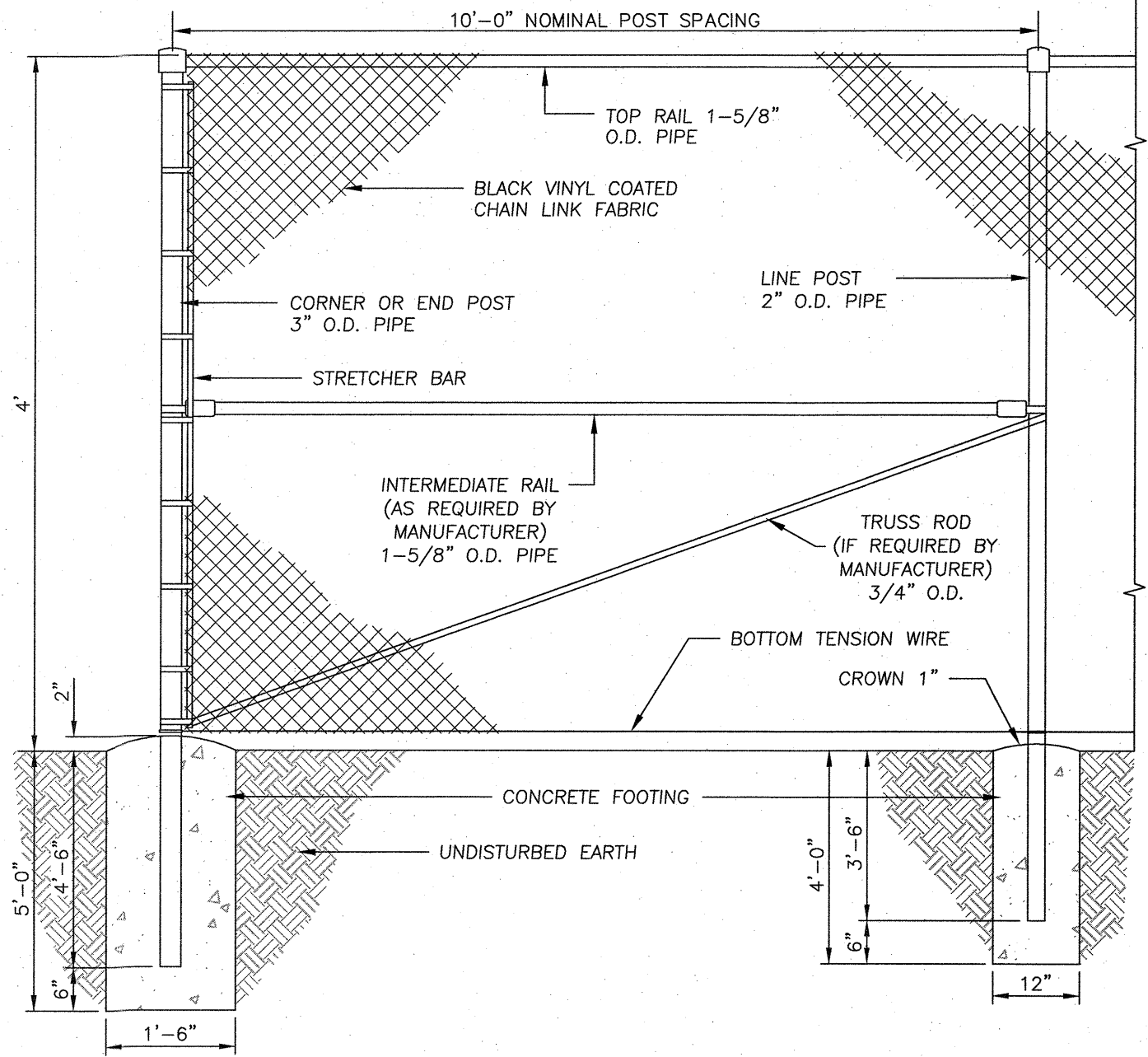
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SCALE 1"=30'	CAD REFERENCE 20-OWEN-2024-05-20	PROJECT NUMBER 30116.01



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 5. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.



- NOTES:
1. ALL COMPONENTS OF FENCE TO BE BLACK VINYL COATED.
 2. FENCE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

CHAIN LINK FENCE DETAIL
NTS

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UDIG-NY 811
SAFE DIGGING STARTS HERE

20 OWEN DRIVE SUBDIVISION
TOWN/VILLAGE OF MONROE
COUNTY OF ORANGE, NEW YORK

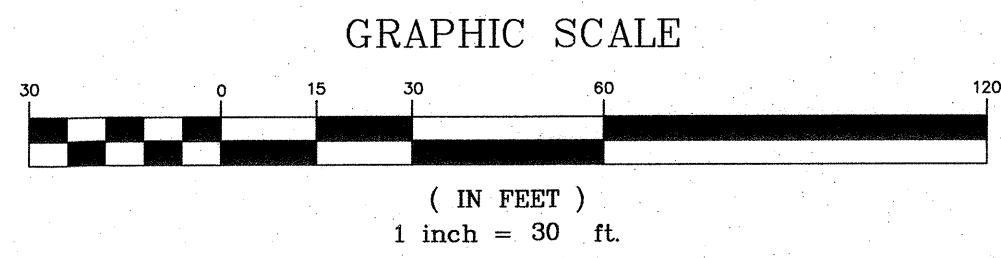
UTILITY PLAN
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N/A. OF N/A.	N/A. OF N/A.	6 OF 12
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=30'	20-OWEN-2024-05-20	30116.01

Town of Monroe Planning Board
Subdivision Approval
Project Name: _____
Project # _____

Chairperson: _____ Date: ____/____/20____
Resolution Dated: _____
Resolution Filed Dated: _____





- CONSTRUCTION NOTES:**
1. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
 2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
 3. CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
 4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
 5. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.

- TOWN OF MONROE NOTES:**
1. ROAD AND DRAINAGE IMPROVEMENTS.
 - A. ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED SHALL BE STOCKPILED NOT LESS THAN 200 FEET FROM ANY BODY OF SURFACE WATER AND SHALL BE IMMEDIATELY SEED WITH RYE GRASS MIXTURE WITH A QUICK GERMINATION TIME.
 - B. ON ALL EMBANKMENT FILL SLOPES, TOPSOIL SHALL BE STRIPPED AT LEAST FIVE FEET WIDER THAN REQUIRED FOR THE EMBANKMENT TOE OF SLOPE. ALL FILL SLOPES SHALL BE IMMEDIATELY STABILIZED USING APPROPRIATE TECHNIQUES WHICH MEET THE DESIGN CRITERIA DESCRIBED IN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 - C. EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO SILT FENCING, SEDIMENT TRAPS, AND CHECK DAMS, SHALL ALSO BE EMPLOYED WHERE NECESSARY FOR SUPPLEMENTARY EROSION CONTROL MEASURES.
 - D. ALL CUT SLOPES AND EMBANKMENT FILLS ARE TO BE IMMEDIATELY LAID BACK AND STABILIZED USING APPROPRIATE TECHNIQUES WHICH MEET THE DESIGN CRITERIA DESCRIBED IN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, WHICH MAY INCLUDE THE FOLLOWING:
 - GRADE TO FINISHED SLOPES.
 - SCARIFIED.
 - TOPSOILED WITH NOT LESS THAN FOUR INCHES OF SUITABLE TOPSOIL MATERIAL.
 - SEED WITH PERENNIAL RYE GRASS. SEED SHALL BE APPLIED AT THE RATE OF NOT LESS THAN FIVE POUNDS PER 1,000 SQUARE FEET.
 - MULCHED WITH NOT LESS THAN ONE INCH AND NOT MORE THAN THREE INCHES OF STRAW (TWO TONS PER ACRE) AND ANCHORED IN A SUITABLE MANNER.
 - E. TEMPORARY ON-SITE SEDIMENTATION BASINS FOR THE IMMEDIATE CONTROL OF EROSION AND SEDIMENT TRANSPORT ARE TO BE PROVIDED WHEN AND WHERE REQUIRED OR ORDERED. THE LENGTH, WIDTH AND DEPTH OF SUCH BASINS ARE TO BE DETERMINED IN THE FIELD IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 - F. ALL EROSION CONTROL STRUCTURES ARE TO BE MAINTAINED IN PROPER FUNCTIONING ORDER AND ARE TO BE REPLACED OR REPAIRED AS NECESSARY.
 2. GENERAL NOTES.
 - A. CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES AND CULVERTS OR OTHER APPROVED METHODS.
 - B. WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
 - C. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
 - D. EROSION CONTROL REQUIREMENTS SHALL INCLUDE SURFACE STABILIZATION MEASURES APPLIED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. FROM NOVEMBER 1 THROUGH MARCH 31, ANY DISTURBED AREA MUST BE STABILIZED USING A HEAVY MULCH LAYER, A ROLLED EROSION CONTROL PRODUCT OR ANOTHER METHOD THAT DOES NOT REQUIRE SEED GERMINATION TO CONTROL EROSION.
 - E. THE PERMANENT FINAL VEGETATION AND STRUCTURES SHALL BE INSTALLED AS SOON AS PRACTICAL AND AS MAY BE DIRECTED BY THE STORMWATER MANAGEMENT OFFICER OR TOWN ENGINEER.
 - F. ALL EROSION CONTROL MEASURES EMPLOYED DURING CONSTRUCTION SHALL COMPLY WITH THE STANDARDS FOUND IN NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION.
 - G. PHASING SHALL BE REQUIRED ON ALL SITES DISTURBING GREATER THAN FIVE ACRES, WITH THE SIZE OF EACH PHASE TO BE ESTABLISHED BY THE PLANNING BOARD OR STORMWATER MANAGEMENT OFFICER.
 - H. INFILTRATION AND FILTERING PRACTICE, SUCH AS BIORETENTION PONDS SHALL NOT HAVE INFILTRATION AND FILTER MEDIA INSTALLED UNTIL ALL TRIBUTARY AREAS HAVE BEEN SUBSTANTIALLY STABILIZED.

07-23-26	PER DPW SEWER COMMENTS DATED 07-22-26	IA
06-30-26	PER KALA EMAIL DATED 6-29-26 & FENCE ADD	IA
06-03-26	PER KALA COMM. DATED 5-29-26 & A. TORRE	IA
04-14-26	PER KALA LANDSCAPING COMM. DATED 3-30-26	IA
03-18-26	PER DPW SEWER COMMENTS	IA
02-25-26	PER PUBLIC HEARING COMMENTS	IA
01-15-26	PER MHE LETTER DATED 1-2-26	IA
12-11-25	PER MHE SWPPP LETTER DATED 11-18-25	IA
9-25-25	PER MHE LETTER DATED 7-10-25	IA
6-25-25	PER MHE & ASHLEY TORRE COMMENTS	IA
5-29-24	PER TOWN PB & CONSULTANT COMMENTS	MWS
7-28-23	SUBDIVISION PLAN PREPARATION DATE	UP
DATE	DESCRIPTION	INITIALS

REVISIONS
MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 894-0606

JOSEPH J. PIETRZAK, P.E., L.S.
MICHAEL F. PFAU, P.E., L.S.
LICENSE NO. 650023
LICENSE NO. 650075
LICENSE NO. 35396

SIGNATURE: [Signature] DATE: 7-23-26

20 OWEN DRIVE
SUBDIVISION
TOWN/VILLAGE OF MONROE
COUNTY OF ORANGE, NEW YORK

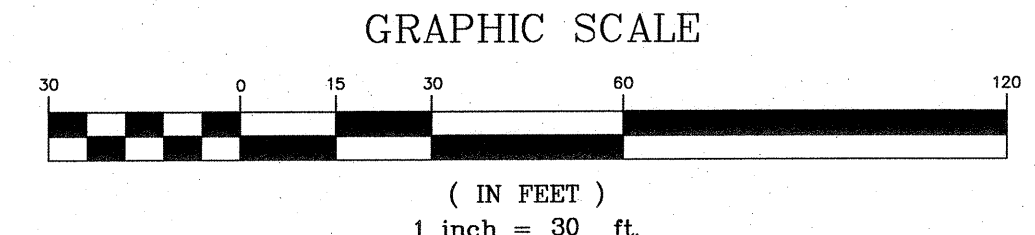
PROJECT TITLE
EROSION CONTROL
PLAN
SECTION 3 BLOCK 1 LOT 9.1

DRAWING TITLE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 6 OF 12
SCALE 1"=30'	CAD REFERENCE 20-OWD-2024-05-20	PROJECT NUMBER 30116.01

Town of Monroe Planning Board
Subdivision Approval
Project Name: _____
Project #: _____

Chairperson: _____ Date: ____/____/20____
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EROSION CONTROL SEQUENCE

MEASURES SHALL BE TAKEN TO PREVENT SOIL EROSION DURING PROJECT CONSTRUCTION. ALL FRESHLY DISTURBED AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN A PERIOD OF FOURTEEN (14) DAYS SHALL BE STABILIZED BY TEMPORARY SEEDING AS INDICATED ON THE TEMPORARY SEEDING SCHEDULE. DISTURBED AREAS SHALL BE MINIMAL IN SIZE AND SHALL NOT EXCEED THE APPROVED CLEARING AND GRADING LIMITS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED AS CONSTRUCTION PROGRESSES.

- PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, THE LIMITS OF CLEARING AND GRADING SHALL BE MARKED. FILTER FABRIC SEDIMENTATION BARRIERS (SILT FENCE) SHALL BE PLACED ALONG THE DOWNGRADE PERIMETER OF THE SITE AND ANY OTHER AREAS WHERE SILT FENCE IS INDICATED AS TO BE INSTALLED "PRIOR TO CONSTRUCTION" ON THE APPROVED PLANS. INSTALLATION IS TO BEGIN AT THE DOWNSTREAM PORTIONS OF THE SITE THEN WORKING UPSTREAM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE BUILT IN THE AREAS SHOWN ON THE APPROVED PLANS AND WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PUBLIC THROUGHFARE. STABILIZED ENTRANCES SHALL BE BUILT IN ACCORDANCE WITH THE STABILIZED CONSTRUCTION ENTRANCE DETAIL.
- UPON COMPLETION OF CLEARING AND GRUBBING ACTIVITIES, TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS TO BE DISTURBED. STOCKPILED TOPSOIL SHALL BE STABILIZED BY TEMPORARY SEEDING AND SURROUNDED WITH A PERIMETER SILT FENCE.
- TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING ACTIVITIES. THIS INCLUDES SEDIMENTATION TRAPS, TYPE "B" DIVERSION SWALES (WITH CHECK DAMS IF APPLICABLE) AND SILT FENCE IN AREAS NOT DESIGNATED TO BE GRADED. INSTALLATION SHALL BEGIN AT DOWNSTREAM PORTIONS OF THE SITE THEN WORKING UPSTREAM. INFLTRATION AND FILTERING PRACTICES, SUCH AS SAND FILTERS AND BIOTRETION PONDS SHALL NOT HAVE INFLTRATION AND FILTER MEDIA INSTALLED UNTIL ALL TRIBUTARY AREAS HAVE BEEN SUBSTANTIALLY STABILIZED.
- IMMEDIATELY AFTER COMPLETION OF ROUGH GRADING, REMAINING TEMPORARY EROSION CONTROL SHALL BE INSTALLED AS SPECIFIED ON THE APPROVED PLANS. THIS INCLUDES ANY REMAINING SILT FENCE AND TYPE "A" DIVERSION SWALES (WITH CHECK DAMS IF APPLICABLE). AREAS NOT REQUIRING FURTHER EARTHWORK SHALL BE FINE GRADED, TOPSOILED, AND STABILIZED AS EARLY AS POSSIBLE.
- ANY PROPOSED STORM DRAINAGE SHALL BE INSTALLED AND INCORPORATED INTO EROSION CONTROL AS SPECIFIED ON THE APPROVED PLANS. STORM DRAINAGE COMPONENTS SHALL BE PROTECTED FROM SILTATION AS INDICATED.
- UPON COMPLETION OF CONSTRUCTION ACTIVITIES, REMAINING AREAS SHALL BE FINE GRADED, TOPSOILED, AND STABILIZED. PERMANENT VEGETATION AND LANDSCAPING SHALL BE ESTABLISHED.
- TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED ONCE UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES SHALL BEGIN WITH THE MOST UPSTREAM PORTIONS OF THE SITE THEN WORKING DOWNSTREAM.
- ALL NEWLY SEEDED VEGETATIVE COVER SHALL BE MAINTAINED. WASHOUTS OR POORLY GROWING AREAS SHALL BE CORRECTED AS THEY OCCUR.

GENERAL EROSION CONTROL NOTES

- FILTER FABRIC IS TO BE MIRAFI 140 AS MANUFACTURED BY THE CELANESE CORPORATION OR APPROVED EQUAL.
- WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
- WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL OF THE ATTACHED DRAWINGS.

MAINTENANCE REQUIREMENTS

- THE MAINTENANCE OF EROSION CONTROL DEVICES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE JOB SUPERINTENDENT WILL MONITOR THE CONDITION OF ALL THE DEVICES, CLEAN AND REPLACE STRUCTURES AS CLIMATIC CONDONS REQUIRE. THE DEVELOPER WILL ALSO BE SUBJECT TO THE DIRECTIVE OF THE DESIGN ENGINEER AND TOWN ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
- GENERAL CONTRACTOR AND ALL CONTRACTORS SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED PLANS AND MAY BE SUBJECT TO ADDITIONAL EROSION CONTROL REQUIREMENTS AS CONDITIONS MAY ARISE IN THE FIELD OR AS DIRECTED BY THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE APPROVED PLANS. MANUFACTURERS' INSTRUCTIONS, AS DIRECTED BY THE DESIGN ENGINEER AND TOWN REPRESENTATIVES INCLUDING TOWN ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
- NO EROSION CONTROL STRUCTURES SHALL BE REMOVED UNTIL ALL WORK UPSTREAM THEREFROM HAS BEEN COMPLETED, INCLUDING STABILIZATION AND APPROVED BY THE DESIGN ENGINEER AND TOWN REPRESENTATIVES.
- CONSTRUCTION ACTIVITIES TO BE LIMITED TO THE PERIOD OF 7:00 AM TO 7:00 PM.
- ALL CONSTRUCTION EQUIPMENT SHALL HAVE PROPERLY SIZED MAINTAINED MUFFLERS.
- ALL CONSTRUCTION EQUIPMENT SHALL BE TURNED OFF WHEN NOT IN USE.

SLOPE STABILIZATION, SEEDING METHOD & MULCHING

SLOPES OF 4:1 OR GREATER (HORIZONTAL-VERTICAL)

— SLOPES SHALL BE HYDROSEEDING WITH THE MIXTURES AND RATES INDICATED IN THE PERMANENT SEEDING MIXTURE SCHEDULE. STRAW OR HAY MULCH SHALL BE APPLIED AT A RATE OF 2000 LBS/ACRE. STRAW OR HAY MULCH SHALL BE ANCHORED WITH BioD-Mesh60 NETTING AS MANUFACTURED BY ROLANKA INTERNATIONAL OR APPROVED EQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

GENTLE SLOPES AND FLAT AREAS

— AREAS SHALL BE SEEDDED BY HYDROSEEDING OR BROADCASTING WITH THE MIXTURES AND RATES INDICATED ON THE PERMANENT SEEDING MIXTURE AND RATES INDICATED ON THE PERMANENT SEEDING MIXTURE SCHEDULE. HYDROSEEDED AREAS SHALL BE MULCHED WITH A WOOD FIBER MULCH APPLIED AT A RATE OF 500 LBS/ACRES. BROADCAST AREAS SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 2000 LBS/ACRE. AREAS SEEDED BY BROADCASTING SHALL BE LIGHTLY RAKED AND PACKED PRIOR TO PLACING MULCH.

STREAMS, DRAINAGE SWALES AND EMBANKMENTS

- ALL CONSTRUCTION ACTIVITIES IN OR EXISTING AROUND DRAINAGE SWALES OR WETLANDS ARE TO BE PROVIDED WITH TEMPORARY EROSION CONTROL STRUCTURES AS SHOWN IN DETAIL, LOCATED IMMEDIATELY DOWNSTREAM FROM SUCH ACTIVITY. THESE STRUCTURES ARE TO BE IN PLACE AS SHOWN PRIOR TO THE START OF ANY UPSTREAM CONSTRUCTION ACTIVITY.
- CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS OR DRAINAGE SWALES EXCEPT BY MEANS OF BRIDGES OR CULVERTS OR OTHER APPROVED METHODS.
- ALL EMBANKMENTS TO BE GRADED AND SEEDED IMMEDIATELY UPON BEING LAID BACK.
- STABILIZATION OF THE SWALES WILL INCLUDE SEEDING AND STRAW MULCH ON SLOPES LESS THAN 5% AND JUTE NETTING OR EQUAL ON SLOPES EXCEEDING 5%.
- TOPSOIL AND/OR EARTH STOCKPILE SHALL BE LOCATED OUTSIDE OF EXISTING DRAINAGE SWALES, WETLANDS AND ADJACENT AREAS. SILT FENCE WILL BE PLACED ALONG THE TOE OF THE PILES AND PILES SHALL RECEIVE TEMPORARY SEEDING.

SOIL RESTORATION NOTE:

TO INCREASE INFILTRATION OF STORM WATER AND IMPROVE DIRECT GROUNDWATER RECHARGE FROM RAIN EVENTS, SOIL RESTORATION PRACTICES, AS OUTLINED IN CHAPTER 5.1.6 OF THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, SHOULD BE APPLIED TO THE SITE. AERATION AND DEEP RIPPING PROCEDURES SHALL BE AS DESCRIBED IN APPENDIX 8 OF SWPPP, AND SHALL BE APPLIED TO ALL FLAT TO MODERATELY SLOPED AREAS OF SOIL DISTURBANCE WHICH ARE PROPOSED TO REMAIN PERVIOUS.

SEEDBED PREPARATION & AMENDMENTS

MODERATE TO STEEP SLOPES AND LOW MAINTENANCE AREAS

- SCARIFY SOIL TO DEPTH OF 4" TO 6" IF COMPACTED.
- REMOVED LARGE STONES AND STUMPS ALLOWING ROCKS, ROOTS CLOUDS AND OTHER NATURAL DEBRIS TO REMAIN.
- ROUGHEN SLOPE FACES BY MAKING GROVES 2"-3" DEEP, PERPENDICULAR TO THE SLOPE WITH DISK OR YORK RAKE.
- LIME AS REQUIRED TO ACHIEVE A pH OF 6.0.
- FERTILIZE AT A RATE OF 600 LBS/ACRE OF 5-10-10 FERTILIZER OR AS RECOMMENDED BY SOIL TESTS.
- INCORPORATE LIME AND FERTILIZER INTO TOP 4" OF SOIL BY ROUGHENING.

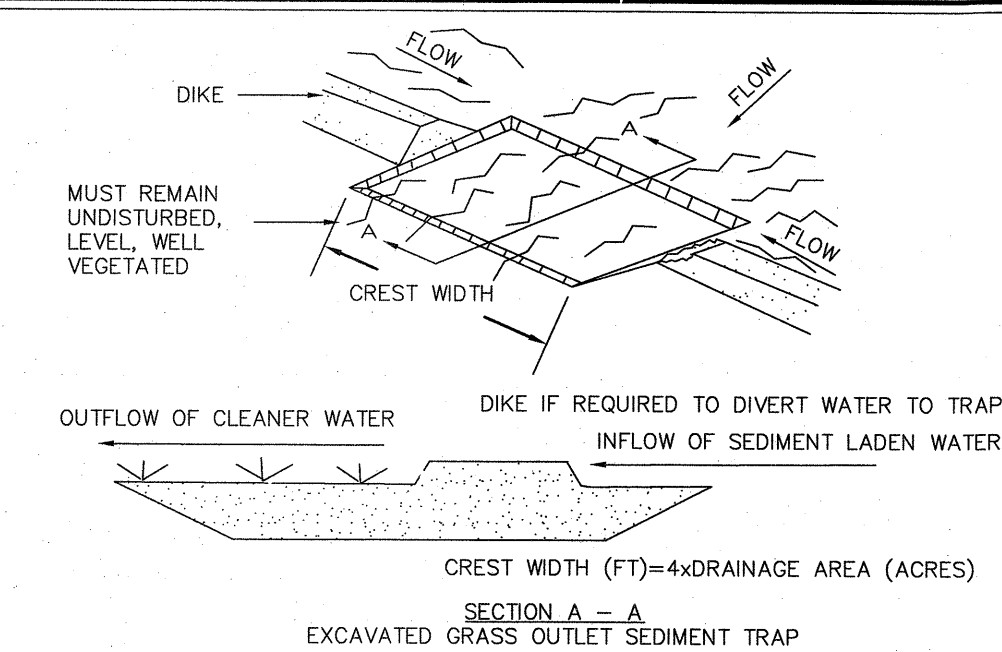
GENERAL RECREATION AREAS AND LAWNS

- PLACE TOPSOIL TO A MINIMUM DEPTH OF 4"
- SCARIFY SOIL TO A DEPTH OF 4"-6" IF COMPACTED
- REMOVE ALL STONES OVER 1" IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
- LIME AS REQUIRED TO ACHIEVE A pH OF 6.5.
- FERTILIZE AT A RATE OF 850 LBS/ACRE OF 5-10-10 OR EQUIVALENT FERTILIZER OR AS RECOMMENDED BY SOIL TESTS.
- INCORPORATE LIME AND FERTILIZER INTO TOP 2"-4" OF TOPSOIL.
- SMOOTH AND FIRM THE SEEDED.

TEMPORARY SEEDING SPECIFICATIONS

- SCARIFY SOILS IF COMPACTED
- LIME TO pH OF 6.0 IF REQUIRED
- FERTILIZE WITH 600 LBS/ACRE 5-10-10 FERTILIZER IF REQ..
- SEED WITH SPECIES AND RATE SHOWN BELOW
- MULCH WITH HAY OR STRAW AT A RATE OF 2000 LBS/ACRE.
- ANCHOR MULCH WITH NETTING OF WOOD FIBER OR JUTE IF STEEP SLOPE OR HIGH POTENTIAL FOR EROSION.

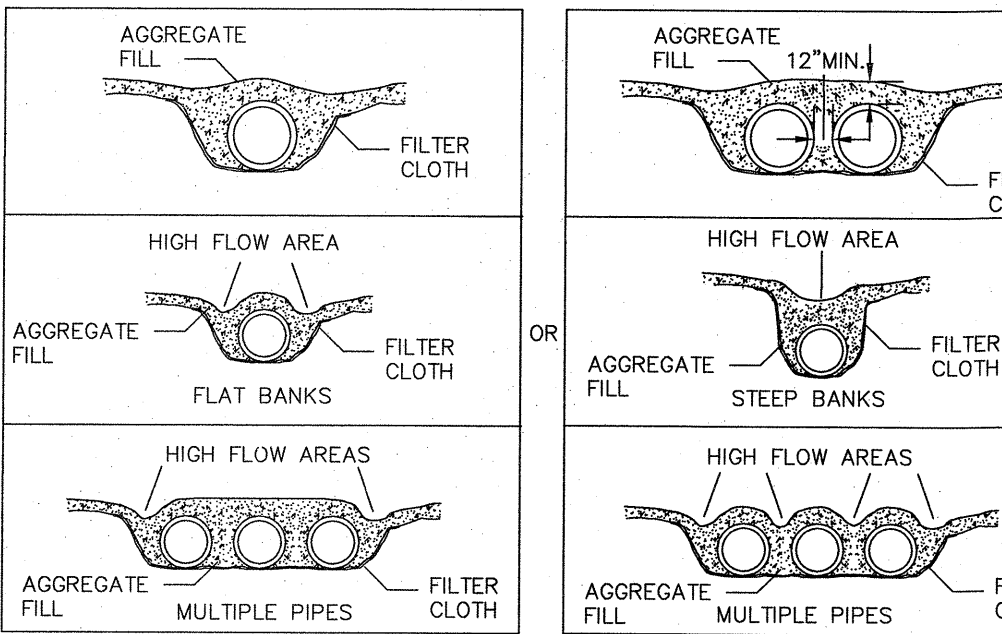
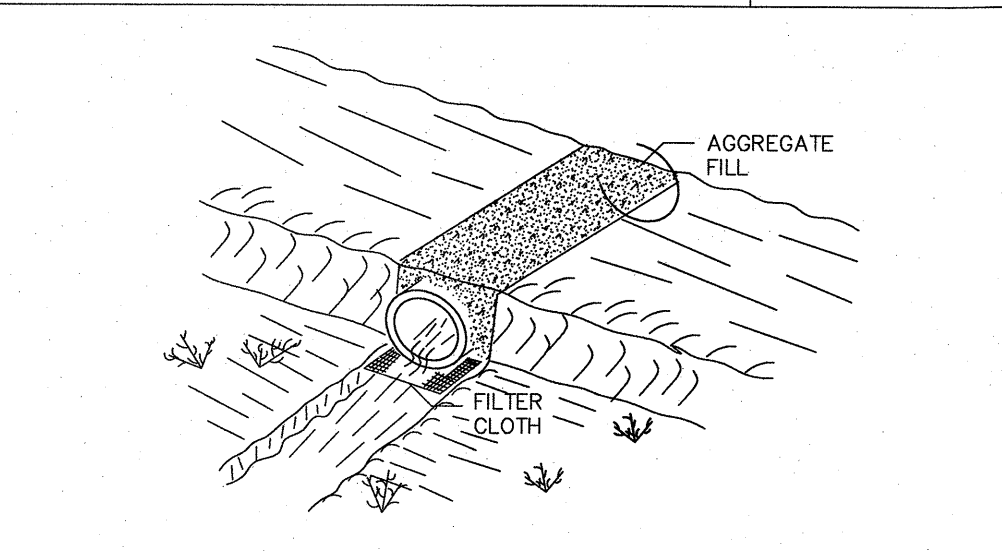
SPECIES	APPLICATION RATE
RYEGRASS (ANNUAL OR PERENNIAL) (USE WINTER RYE IF SEEDING IN OCT./NOV.)	30 LBS/ACRE (0.7 LBS/1000 SF)



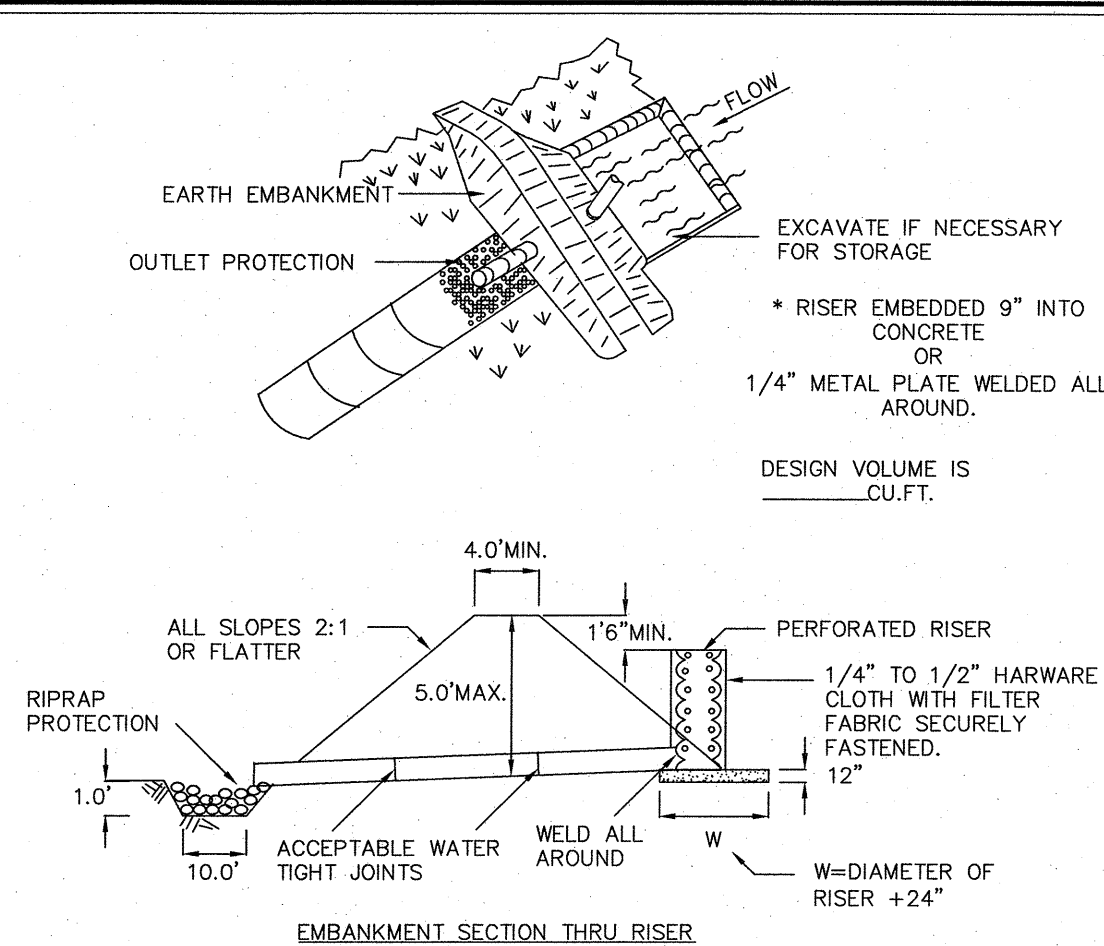
CONSTRUCTION SPECIFICATIONS

- VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE AREA.
- MINIMUM CREST WIDTH SHALL BE 4 x DRAINAGE AREA
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
- THE SEDIMENT TRAP SHALL BE REMOVED AND AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL OUT SLOPES SHALL BE 1:1 OR FLATTER.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	GRASS OUTLET SEDIMENT TRAP ST-II
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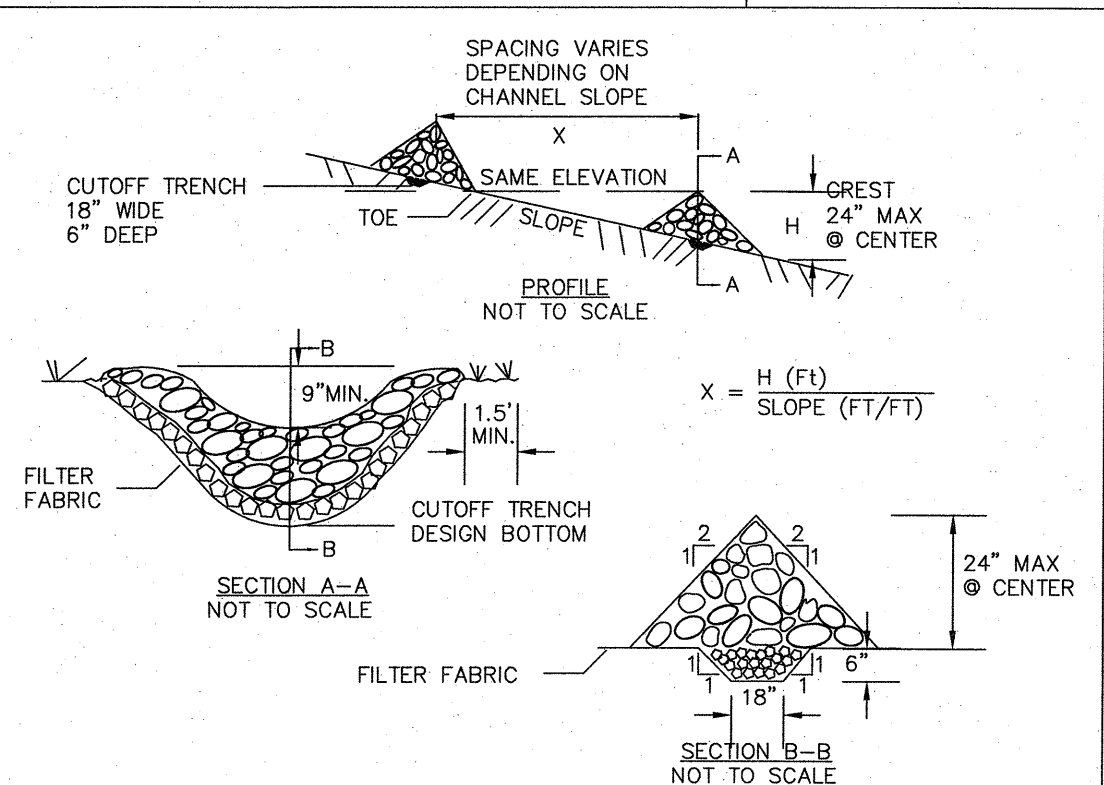


U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	TEMPORARY ACCESS CULVERT
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- VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE AREA.
- MINIMUM CREST WIDTH SHALL BE 4 x DRAINAGE AREA
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
- THE SEDIMENT TRAP SHALL BE REMOVED AND AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL OUT SLOPES SHALL BE 1:1 OR FLATTER.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	PIPE OUTLET SEDIMENT TRAP ST-I
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CONSTRUCTION SPECIFICATIONS

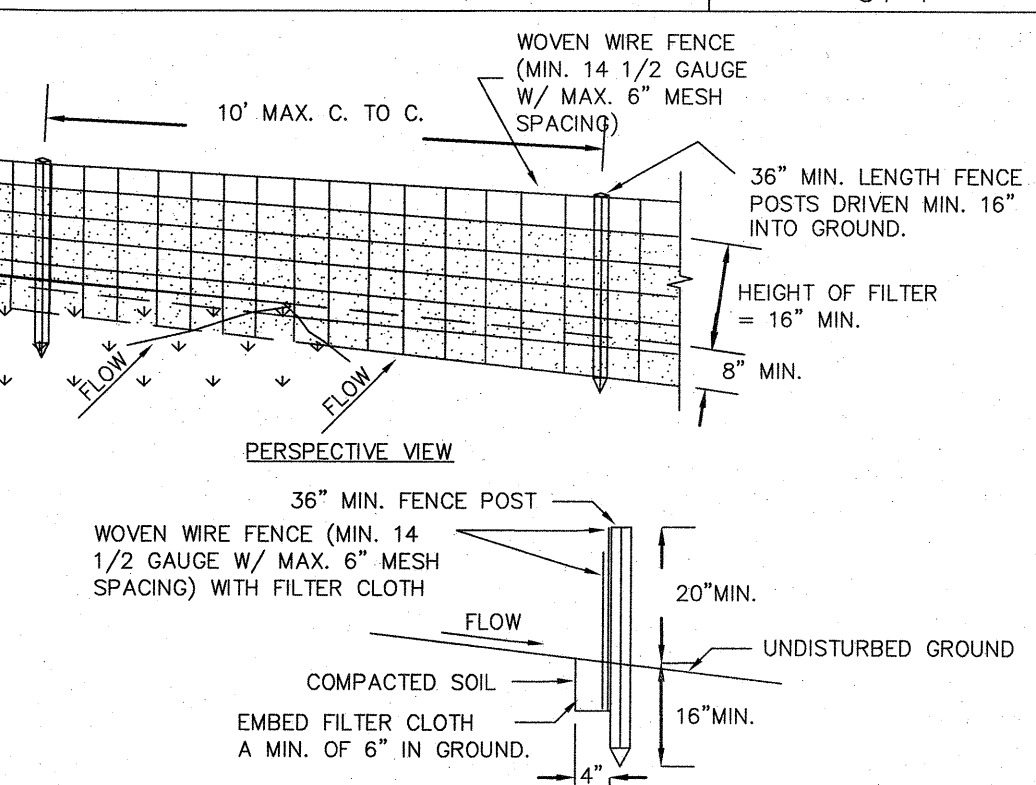
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, SPACING VARIES DEPENDING ON CHANNEL SLOPE.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	CHECK DAM
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CONSTRUCTION SPECIFICATIONS

- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- VOLUME OF SEDIMENT STORAGE SHALL BE 3600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
- THE STRUCTURE SHALL BE REMOVED AND AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL FILL SLOPES SHALL BE 2:1 OR FLATTER; CUT SLOPES 1:1 OR FLATTER.
- ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
- THE TOP 2/3 OF THE RISER SHALL BE PERFORATED WITH ONE (1) INCH DIAMETER HOLES OR SLOTS SPACED SIX (6) INCHES VERTICALLY AND HORIZONTALLY AND PLACED IN THE CONCAVE PORTION OF PIPE. NO HOLES WILL BE ALLOWED WITHIN SIX (6) INCHES BELOW THE TOP OF THE RISER.
- THE RISER SHALL BE WRAPPED WITH 1/4 TO 1/2 INCH HARDWARE CLOTH WHEN WRAPPED WITH FILTER CLOTH (HAVING AN EQUIVALENT SIEVE SIZE OF 40-80). THE FILTER CLOTH SHALL EXTEND SIX (6) INCHES ABOVE THE HIGHEST HOLE AND SIX (6) INCHES BELOW THE BOTTOM OF THE RISER. THE FILTER CLOTH WITH CLOTH TOGETHER, THEY SHALL BE OVER-LAPPED, FOLDED AND STAPLED TO PREVENT BYPASS.
- STRAPS OR CONNECTING BANDS SHALL BE USED TO HOLD THE FILTER CLOTH AND WIRE FABRIC IN PLACE. THEY SHALL BE PLACED AT THE TOP AND BOTTOM OF THE CLOTH.
- FILL MATERIAL AROUND THE PIPE SPILLWAY SHALL BE HAND COMPACTED IN FOUR (4) INCH LAYERS. A MINIMUM OF TWO (2) FEET OF HAND COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
- THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. FOR CONCRETE BASE THE DEPTH SHALL BE TWELVE (12) INCHES WITH THE RISER EMBEDDED NINE (9) INCHES. A 1/4 INCH MINIMUM THICKNESS STEEL PLATE SHALL BE ATTACHED TO THE RISER BY A CONTINUOUS WELD AROUND THE BOTTOM TO FORM A WATERTIGHT CONNECTION AND THEN PLACE TWO (2) FEET OF STONE, GRAVEL, OR TAMPED EARTH ON THE PLATE.

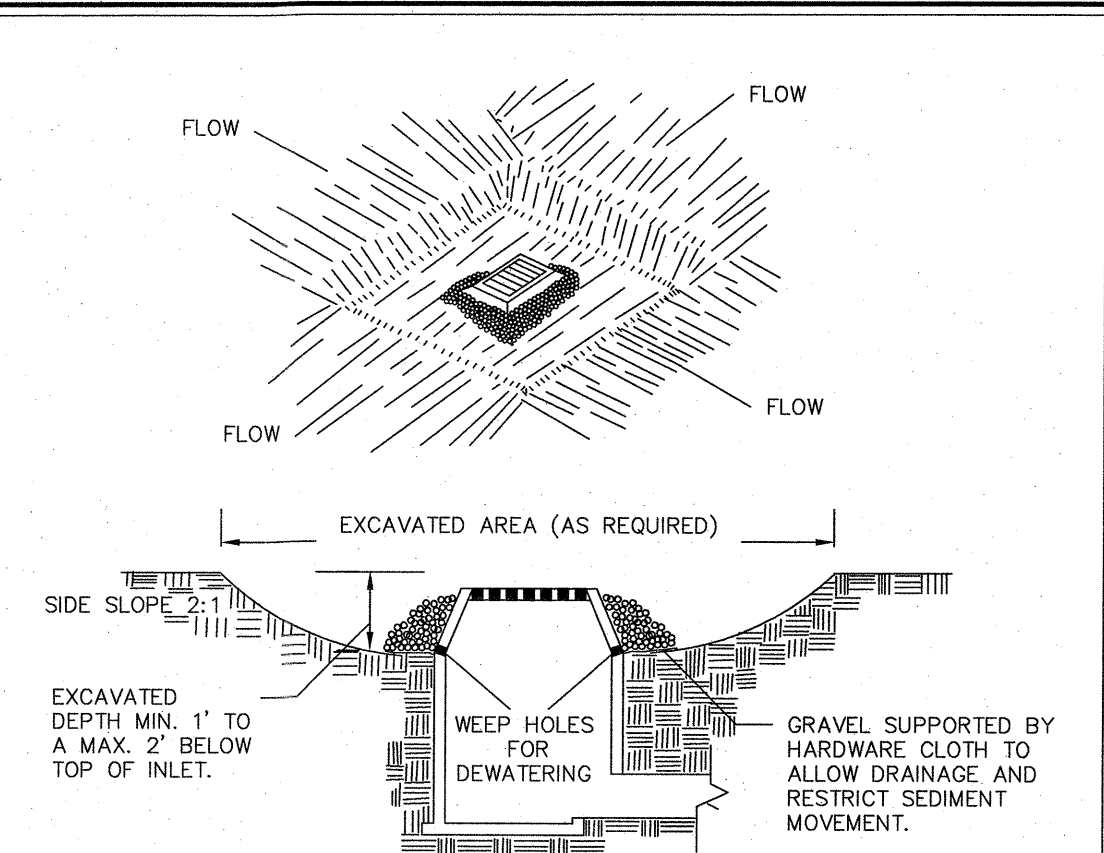
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	PIPE OUTLET SEDIMENT TRAP ST-I
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CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA 1140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

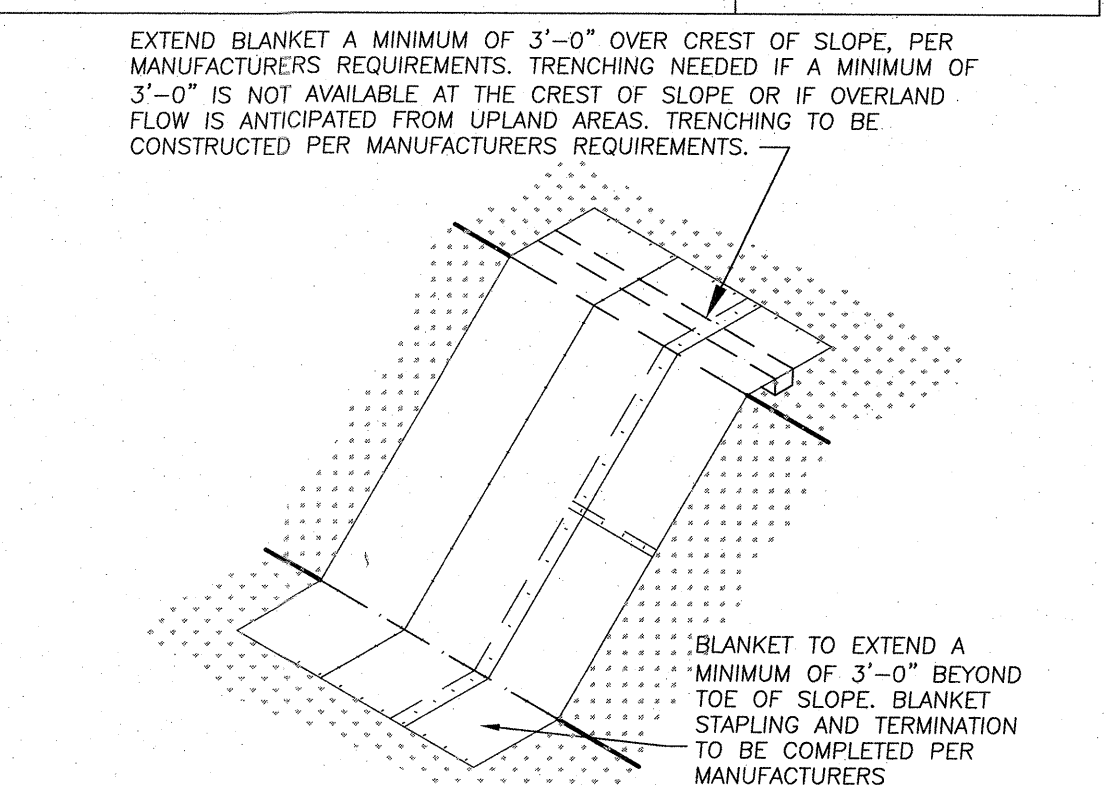
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	SILT FENCE
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CONSTRUCTION SPECIFICATIONS

- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
- GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
- WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

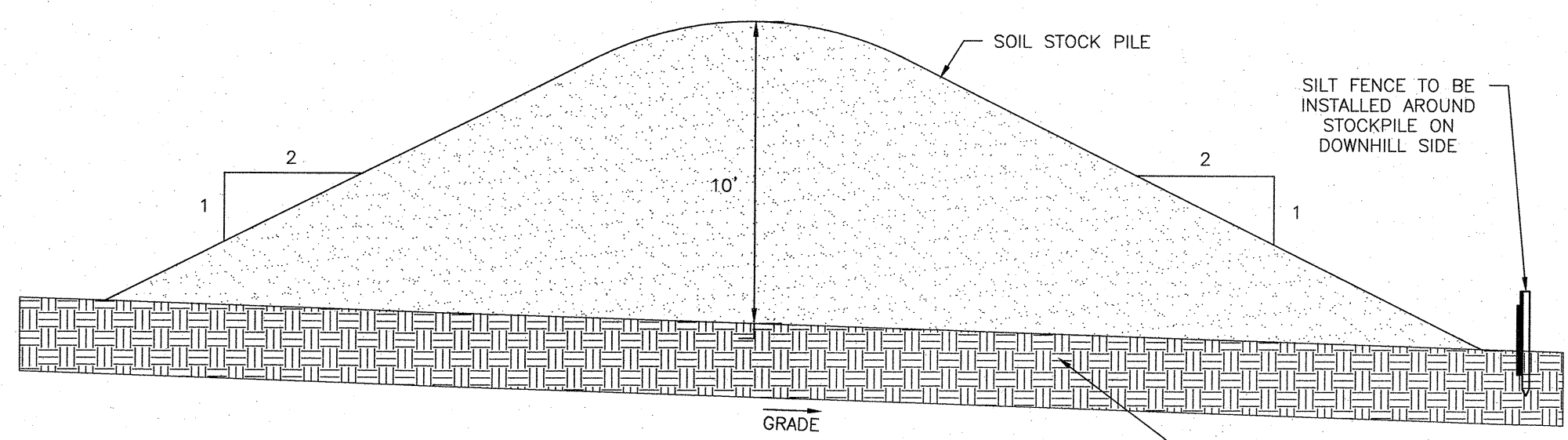
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	EXCAVATED DROP INLET PROTECTION
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- EROSION CONTROL BLANKET TO BE PLACED ON DISTURBED SLOPES GREATER THAN 2 HORIZONTAL TO 1 VERTICAL. AS SHOWN ON THE EROSION CONTROL PLAN.
- FOR SLOPES OF 2H:1V - EROSION CONTROL BLANKET TO BE CURLEX I (EXCELSIOR EROSION CONTROL BLANKETS) OR APPROVED EQUAL.
- FOR SLOPES OF 1H:1V - EROSION CONTROL BLANKET TO BE CURLEX II (EXCELSIOR EROSION CONTROL BLANKETS) OR APPROVED EQUAL.

SLOPE STABILIZATION BLANKET DETAIL

(IF REQUIRED)

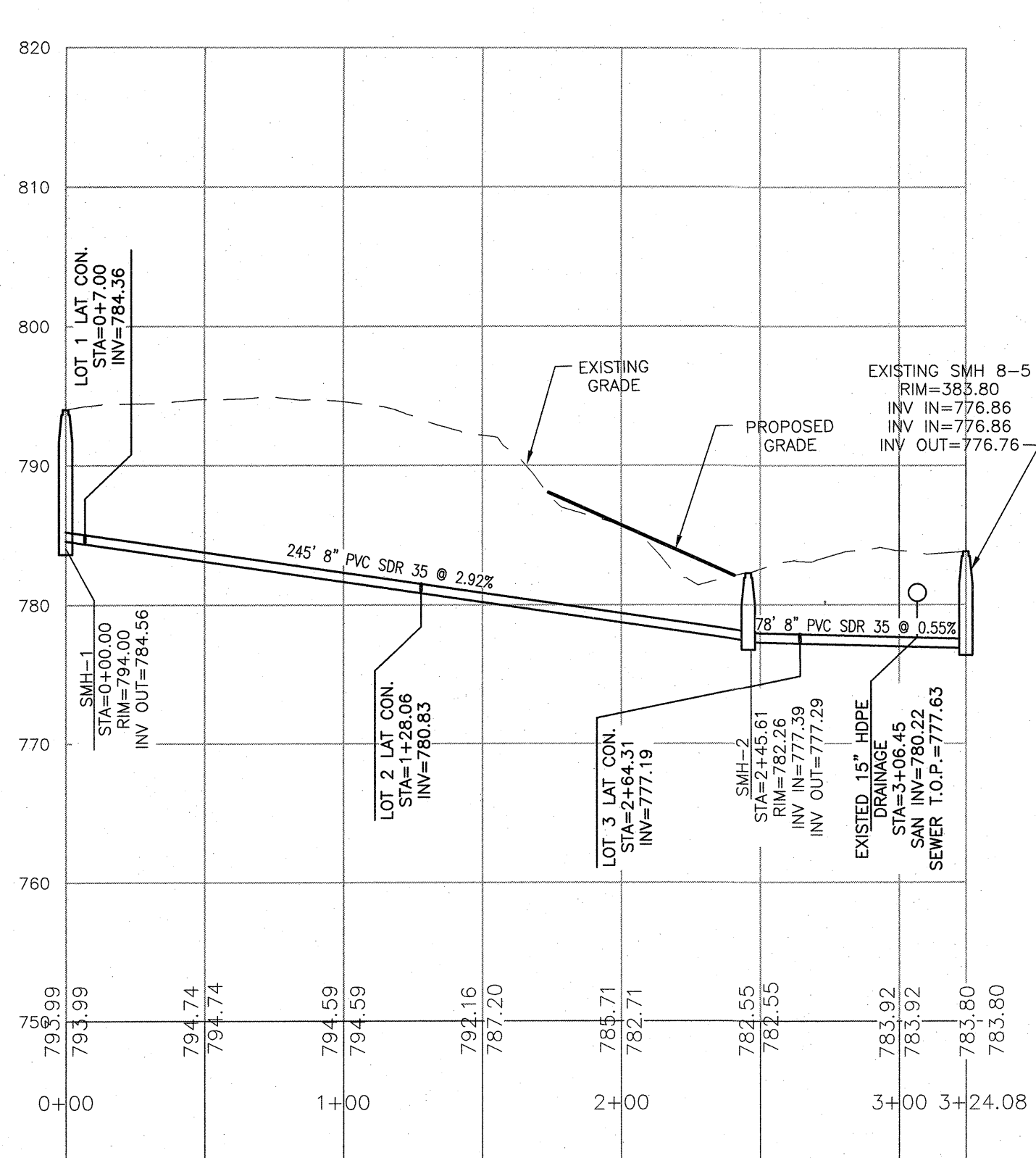


SOIL STOCKPILE DETAIL

N.T.S.

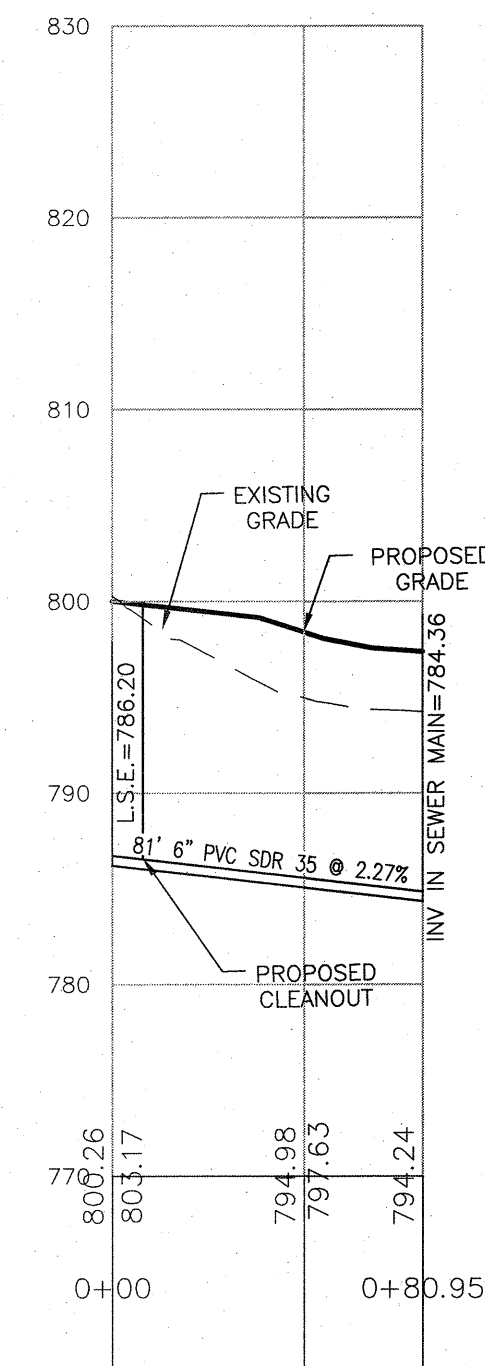
Town of Monroe Planning Board
Subdivision Approval
Project Name: _____
Project # _____
Chairperson: _____ Date: ____/____/20____
Resolution Dated: _____
Resolution Filed Dated: _____

07-23-26 PER DPW SEWER COMMENTS DATED 07-22-26 JA
08-03-26 PER KALA EMAIL DATED 8-29-26 & FENCE ADJ JA
08-03-26 PER KALA COMM. DATED 5-29-26 & A. TORRE JA
04-14-26 PER KALA LANDSCAPING COMM. DATED 3-30-26 JA
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01-18-26 PER MHE LETTER DATED 1-2-26 JA
12-11-25 PER MHE SWPPP LETTER DATED 11-18-25 JA
9-25-25 PER MHE LETTER DATED 7-10-25 JA
6-25-25 PER MHE & ASHLEY TORRE COMMENTS JA
5-29-24 PER TOWN PB & CONSULTANT COMMENTS MWS
7-25-23 SUBDIVISION PLAN PREPARATION DATE JUP
DATE DESCRIPTION INITIALS
MAP CHECK DATE: 00/00/00 INITIALED BY: ____-____
REVISIONS
PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
JOSEPH J. PIETRZAK, P.E. MICHAEL F. PFAU, P.E.
LICENSED PROFESSIONAL ENGINEER LICENSE NO. 660823 LICENSE NO. 660823
SIGNATURE DATE
20 OWEN DRIVE
SUBDIVISION
TOWN/VILLAGE OF MONROE
COUNTY OF ORANGE, NEW YORK
PROJECT TITLE
EROSION CONTROL
DETAILS
SECTION 3 BLOCK 1 LOT 9.1
DRAWING TITLE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED
ENGINEER'S SEAL OR SURVEYOR'S SEAL IS A VIOLATION
OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.
O.C.H.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. N/A OF N/A DRAWING NUMBER
7 OF 12
SCALE AS SHOWN CAD REFERENCE 20-OWEN-2024-05-20 PROJECT NUMBER
30116.01

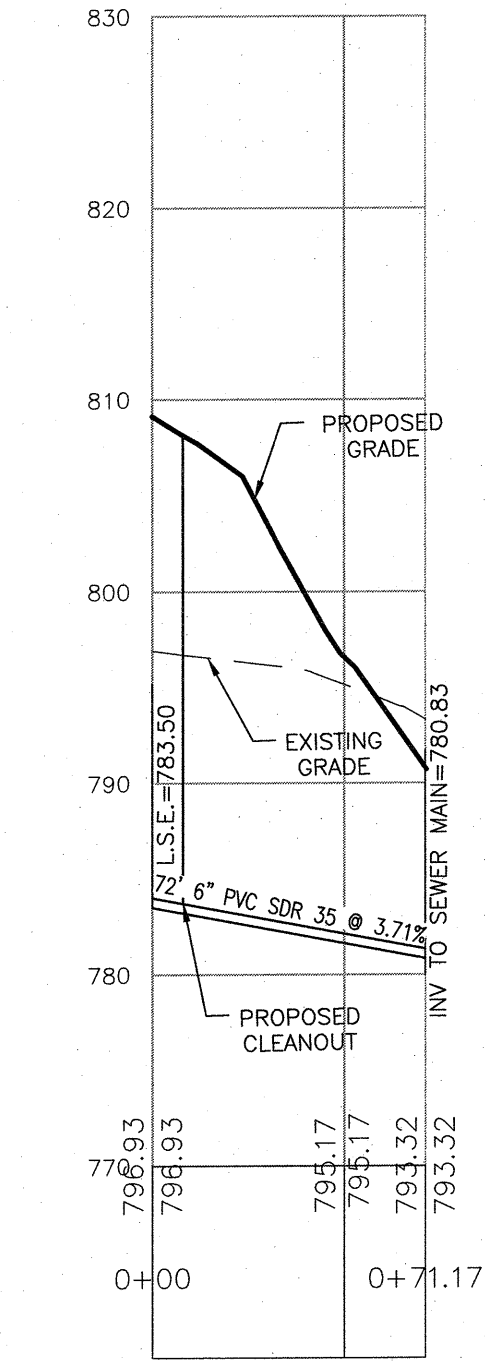


PROPOSED SEWER EXTENSION PROFILE

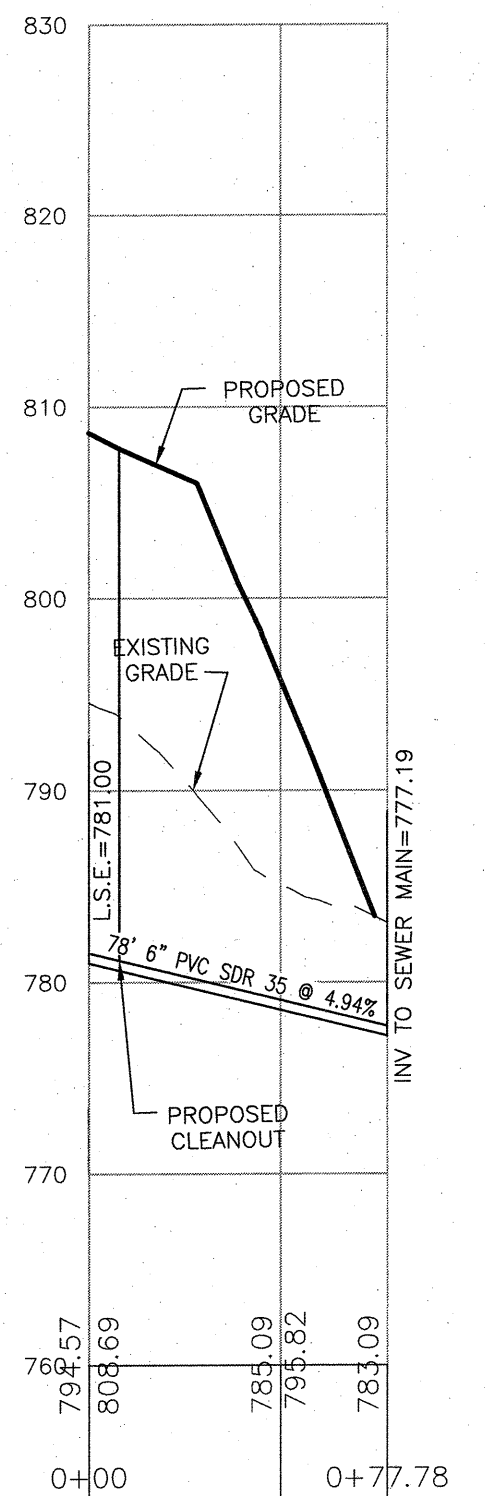
SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'



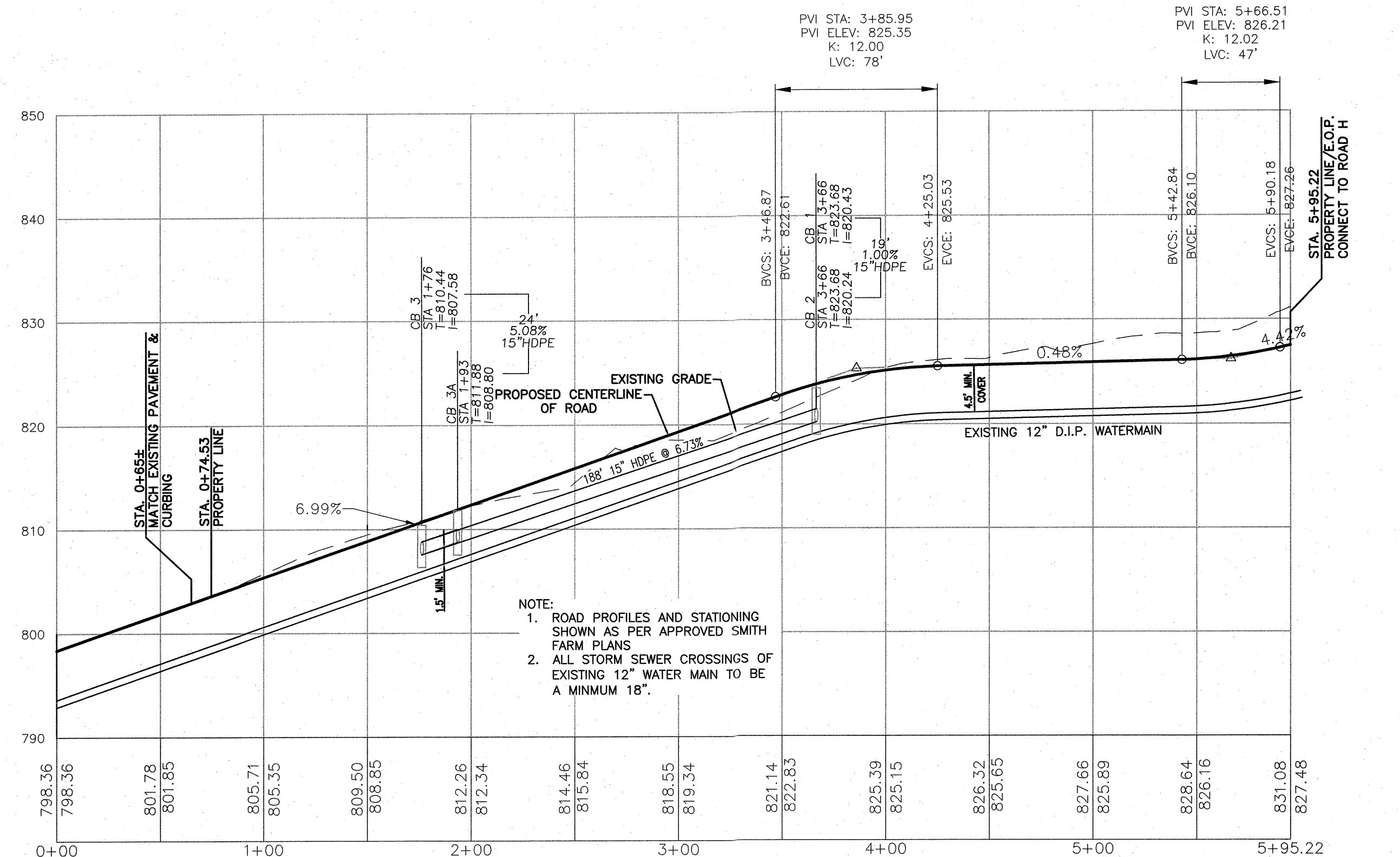
LOT 1 SEWER PROFILE



LOT 2 SEWER PROFILE

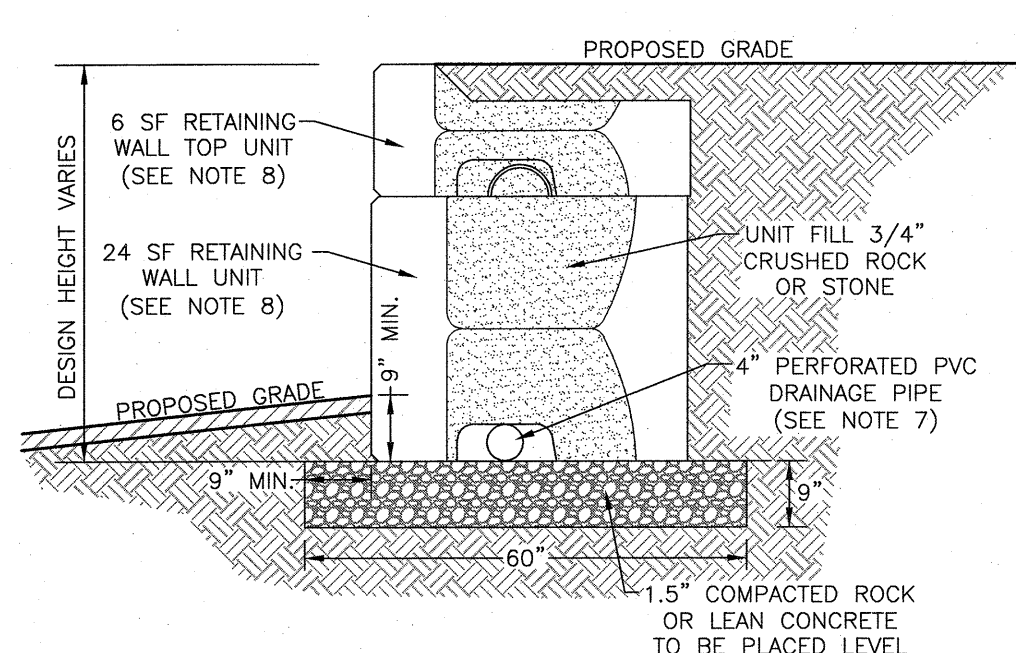


LOT 3 SEWER PROFILE



PROPOSED ROAD PROFILE

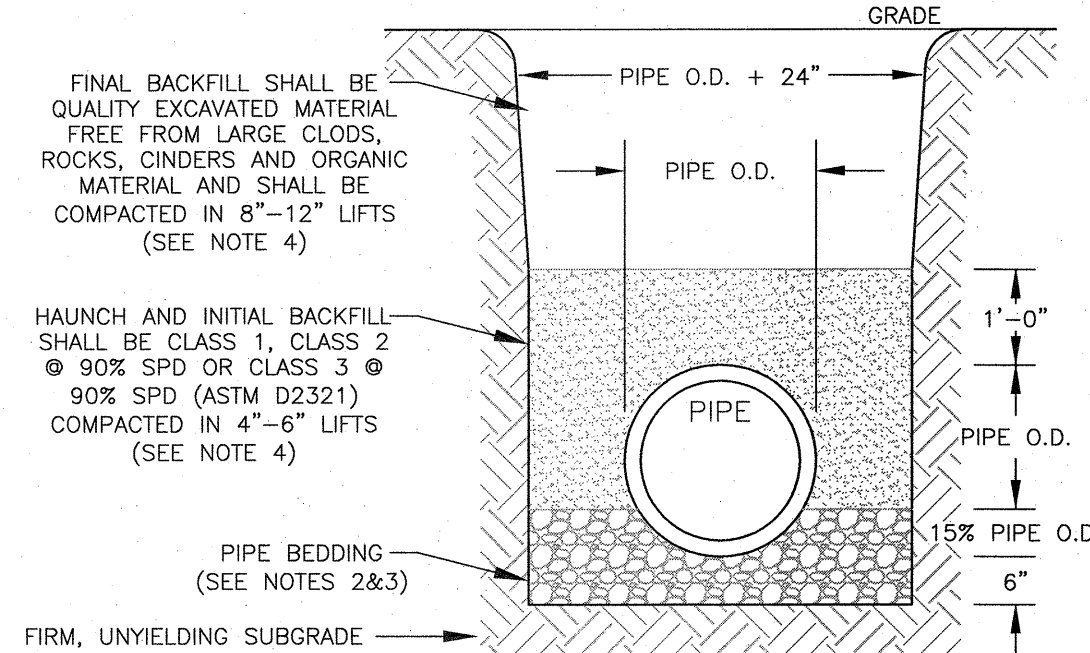
- NOTE:
1. ROAD PROFILES AND STATIONING SHOWN AS PER APPROVED SMITH FARM PLANS
2. ALL STORM SEWER CROSSINGS OF EXISTING 12" WATER MAIN TO BE A MINIMUM 18".



- NOTES:
1. PROPOSED CONCRETE BLOCK RETAINING WALL TO BE A STRONG STONE SYSTEMS WALL, UTILIZING A MIXTURE OF THE 24 SQUARE FOOT UNITS, 6 SQUARE FOOT UNITS AND THE STEP/CAP UNITS, OR APPROVED EQUAL.
2. DESIGN FOR THE RETAINING WALL SHOWN HEREON SHALL BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN BUILDING INSPECTOR FOR RECORD PRIOR TO CONSTRUCTION. SUCH DESIGN DRAWINGS (OR SHOP DRAWINGS) SHALL BEAR THE STAMP AND SIGNATURE OF SUCH ENGINEER, AND SHALL BE SPECIFIC FOR THE SITE AND SPECIFIC TO THE RETAINING WALL SYSTEM TO BE UTILIZED AND SHALL CONSIDER ALL APPROPRIATE AND NECESSARY POSSIBLE LOADINGS AND CONDITIONS RELATED TO THIS PROJECT.
3. THE AFOREMENTIONED DESIGN AND DETAILS SHALL CONSIDER / IDENTIFY / INCLUDE, BUT SHALL NOT BE LIMITED TO: SIGNED AND SEALED DESIGN CALCULATIONS; COMPLETE AND SPECIFIC CONSTRUCTION PLANS AND DETAILS FOR EACH WALL; APPROPRIATE SIZING FOR DRAINAGE SYSTEM TO HANDLE INTENSE STORM CONDITIONS; MAINTENANCE ABILITY TO CLEAN STORMWATER PIPING SYSTEMS; APPROPRIATE BACKFILL MATERIAL SUFFICIENT POROSITY TO ALLOW FREE DRAINAGE OF WATER; EVALUATE POTENTIAL FAILURE BY INTERNAL/EXTERNAL FAILURE MECHANISMS, GLOBAL FAILURE OR OTHER POTENTIAL FAILURES; AND SEISMIC DESIGN CONSIDERATIONS.
4. DURING CONSTRUCTION, THE WORK MUST BE INSPECTED BY A NYS LICENSED PROFESSIONAL ENGINEER WHO SHALL PROVIDE WRITTEN VERIFICATION TO THE TOWN BUILDING INSPECTOR, PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY, THAT HE/SHE HAS PERSONALLY INSPECTED THE WORK, AND THE INSTALLATION IS IN COMPLIANCE WITH THE DESIGN DRAWINGS AND MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
5. IF DEEMED NECESSARY BY THE DESIGN ENGINEER AND/OR THE TOWN, THIRD PARTY TESTING WILL BE PERFORMED REGARDING MATERIAL COMPACTION, FILL QUALITY, ETC. A COPY OF ALL SUCH TESTING RECORDS SHALL BE PROVIDED TO THE TOWN BUILDING DEPARTMENT FOR RECORD.
6. DUE TO THE HEIGHT OF THE PROPOSED RETAINING WALL, SAFETY FENCING IS TO BE PROVIDED ON THE UPHILL SIDE OF THE PROPOSED RETAINING WALL AND IS TO BE INCLUDED IN THE DESIGN PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER. THE FENCING IS TO BE BLACK VINYL COATED CHAIN LINK FENCING.
7. SEE GRADING PLAN FOR LOCATION OF PROPOSED WALL.
8. DRAINAGE PIPE IS TO BE WRAPPED IN FILTER FABRIC WHEN SITE CONDITIONS REQUIRE AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. DRAINAGE PIPE IS TO BE RUN TO DAYLIGHT OR CONNECTED TO CATCH BASINS AT LOW POINTS THROUGH WALL, OR AT ENDS.
9. VERTICAL STRONG STONE SYSTEM WALLS REQUIRE A MODIFIED ALIGNMENT RECESS & A MODIFIED FACE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

CONCRETE BLOCK RETAINING WALL DETAIL

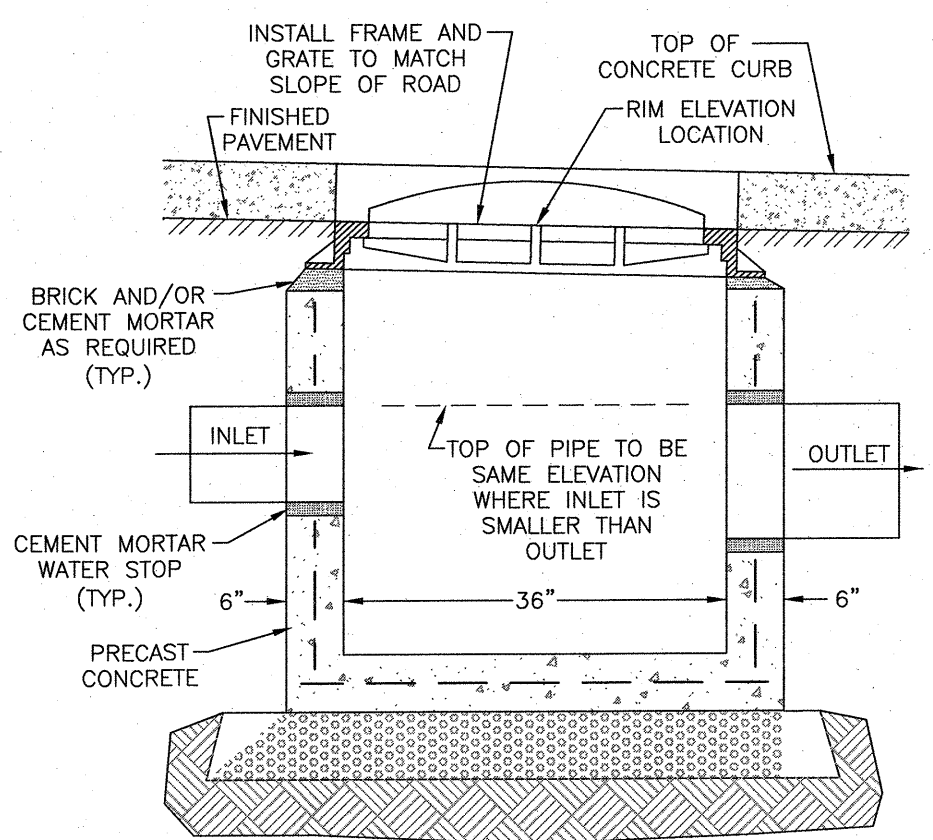
N.T.S.



- NOTES:
1. SOIL CLASSES AS DEFINED IN ASTM D 2487 AND D 2321.
2. PIPE BEDDING FOR STORM SEWERS SHALL BE CLASS 1 EMBEDMENT MATERIAL OR CLASS 2 OR 3 EMBEDMENT MATERIAL COMPACTED TO 90% STANDARD PROCTOR DENSITY.
3. PIPE BEDDING FOR WATERMAIN SHALL BE CLASS 1 EMBEDMENT MATERIAL OR SAND.
4. PIPE BACKFILL TO BE NYS DOT ITEM #4 WITHIN PAVED AREAS.
5. PARTICLE SIZE IN THE EMBEDMENT ZONE SHALL NOT EXCEED 2".
6. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL.
7. PIPE BEDDING AND BACKFILL IS TO BE IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDES AND REQUIREMENTS.

PIPE BEDDING & BACKFILL DETAIL

N.T.S.

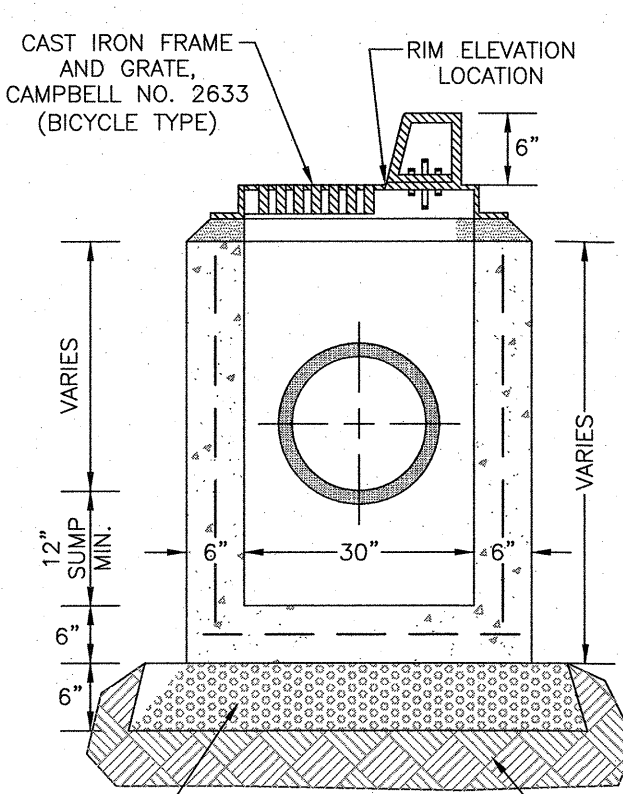


FRONT SECTION

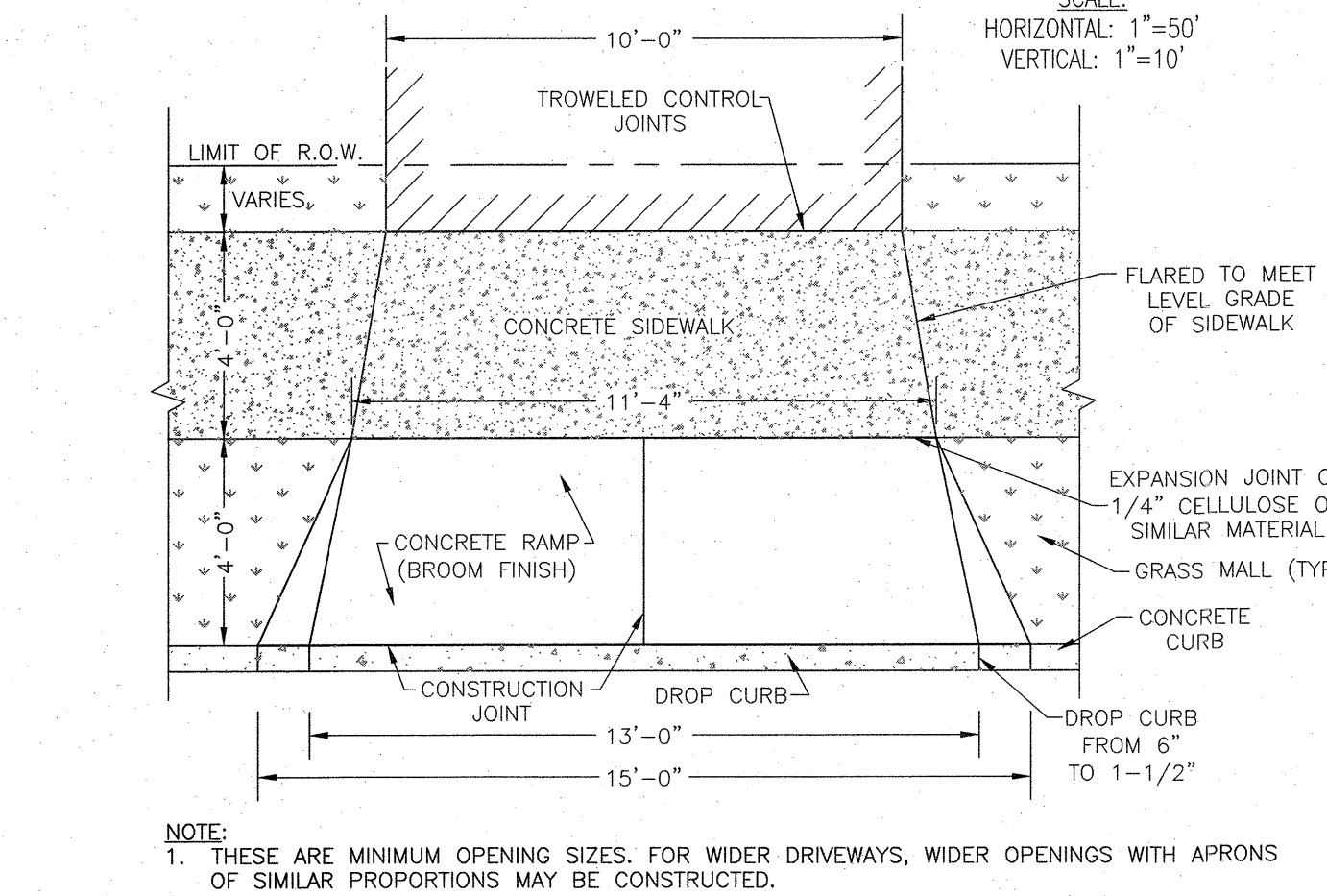
- NOTES:
1. FRAME AND GRATE ARE TO BE INSTALLED TO MATCH SLOPE OF ROAD.
2. PRECAST ALUMINUM STEPS SHALL BE PROVIDED FOR ALL BASINS GREATER THAN FOUR FEET IN DEPTH.
3. BACKFILL AROUND CATCH BASIN TO BE NYS DOT ITEM 4 ROADWAY SUBBASE MATERIAL COMPACTED IN MAX. 9" LIFTS.
4. CATCH BASIN TO MEET H2O LOADING REQUIREMENTS.

CATCH BASIN DETAIL (CURB INLET)

N.T.S.

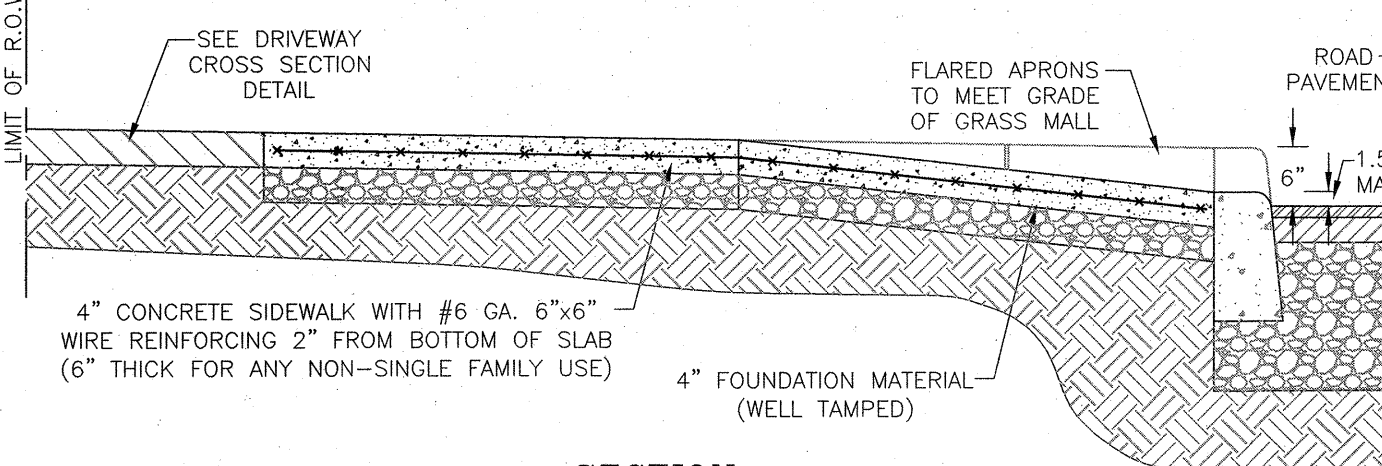


SIDE SECTION



PLAN

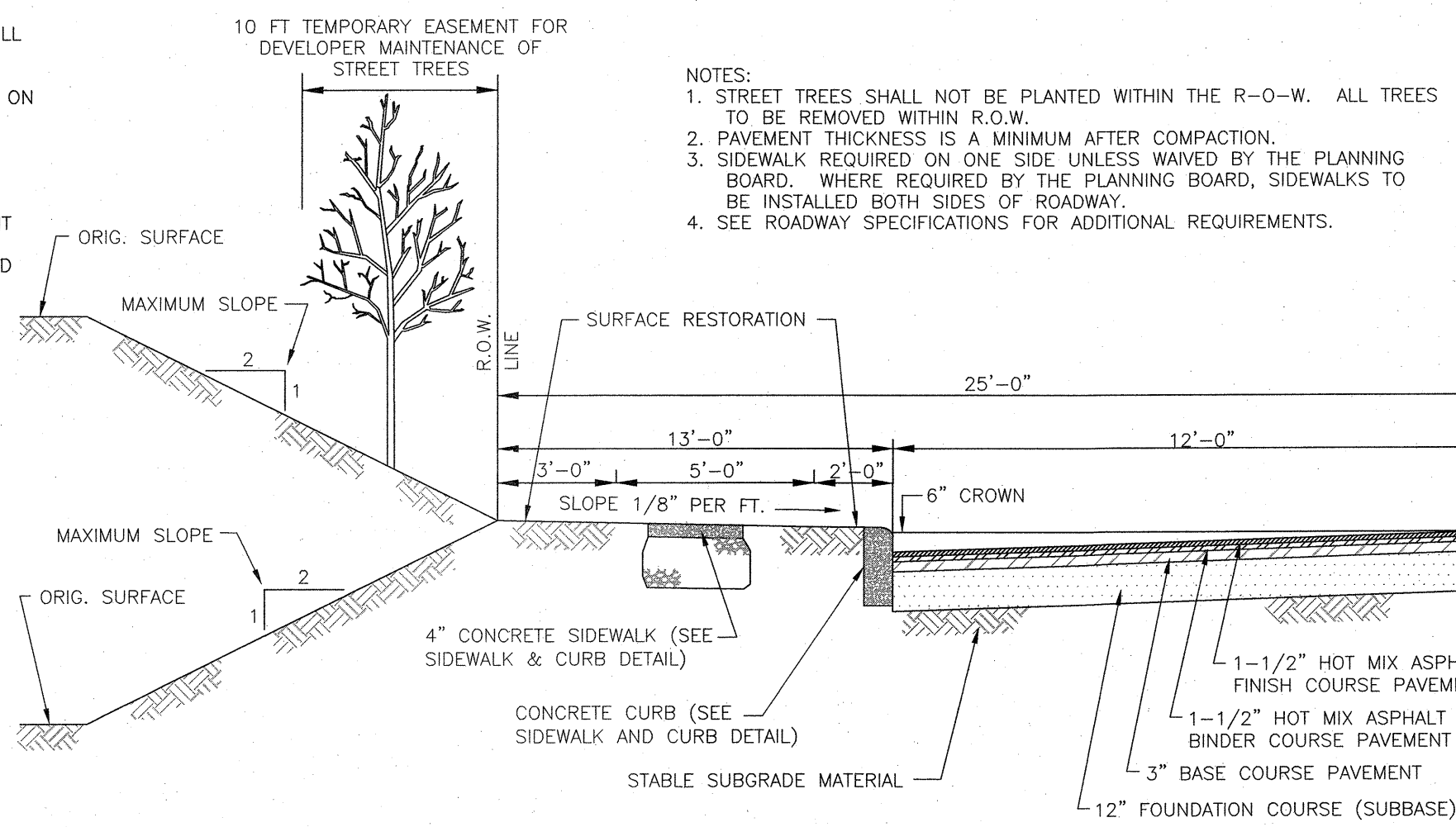
- NOTE:
1. THESE ARE MINIMUM OPENING SIZES. FOR WIDER DRIVEWAYS, WIDER OPENINGS WITH APRONS OF SIMILAR PROPORTIONS MAY BE CONSTRUCTED.



SECTION

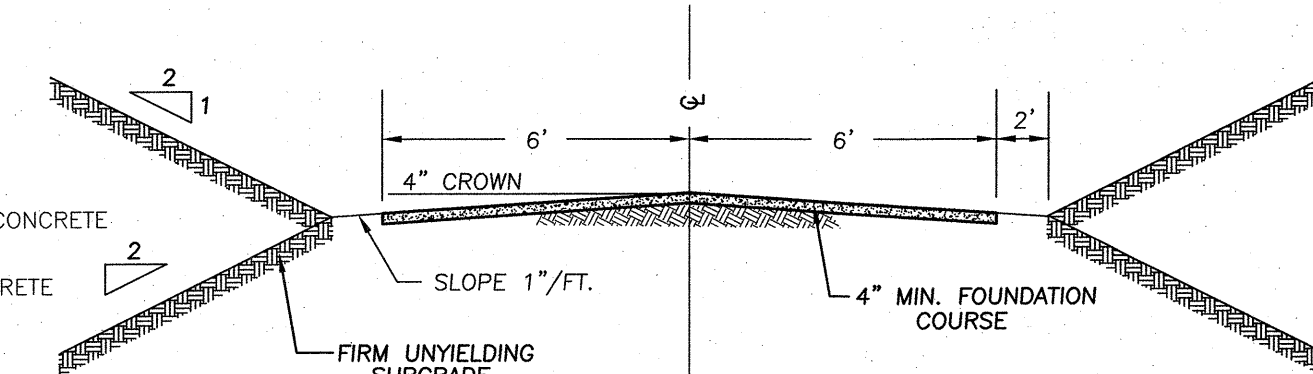
TYPICAL DRIVEWAY APRON

N.T.S.



TYPICAL CROSS SECTION - SECONDARY ROAD

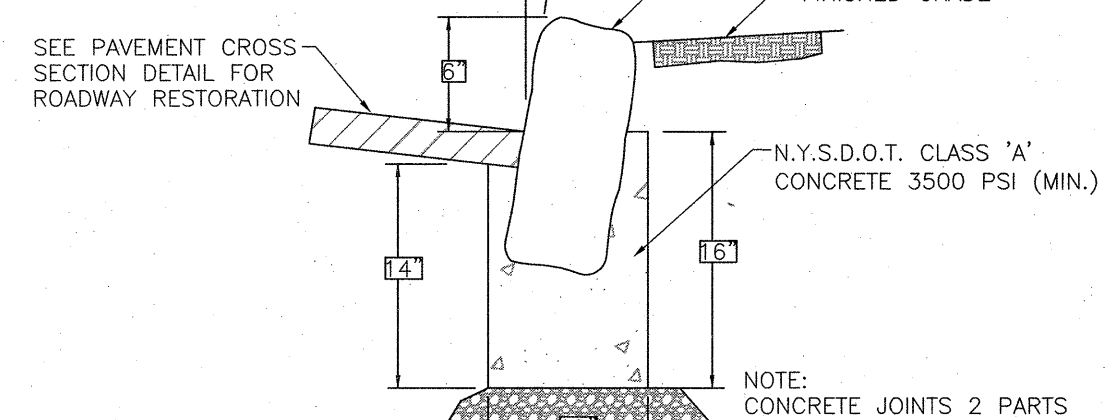
N.T.S.



- NOTES:
1. SEE "TYPICAL DRIVEWAY APRON DETAIL".
2. THE MAXIMUM DRIVEWAY GRADE SHALL BE 10 PERCENT.

DRIVEWAY CROSS SECTION

N.T.S.



- NOTE:
CONCRETE JOINTS 2 PARTS SAND TO 1 PART CEMENT.
1. TO BE USED ONLY WITH THE APPROVAL OF PLANNING BOARD AND THE HIGHWAY SUPERINTENDENT.
2. DEVELOPER/CONTRACTOR TO PROVIDE 5% SPARE LOOSE BLOCKS ON PALLETS TO TOWN FOR FUTURE MAINTENANCE.

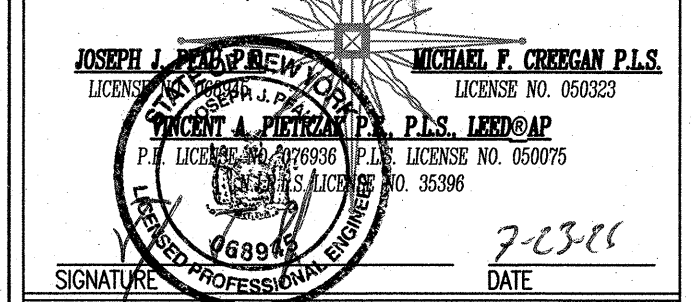
BELGIAN BLOCK CURB DETAIL

N.T.S.

DATE	DESCRIPTION	INITIALS
07-23-26	PER DPW SEWER COMMENTS DATED 07-22-26	JA
08-30-26	PER KALA EMAIL DATED 6-29-26 & FENCE ADD	JA
06-03-26	PER KALA COMM. DATED 5-29-26 & A. TORRE	JA
04-14-26	PER KALA LANDSCAPING COMM. DATED 3-30-26	JA
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5-29-24	PER TOWN PB & CONSULTANT COMMENTS	MWS
7-25-23	SUBDIVISION PLAN PREPARATION DATE	JAP

DATE	REVISIONS	INITIALS
00/00/00	INITIAL BY:	--

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 694-0606



20 OWEN DRIVE
SUBDIVISION
TOWN/VILLAGE OF MONROE
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
PROFILES & SITE DETAILS 1
SECTION 3 BLOCK 1 LOT 9.1

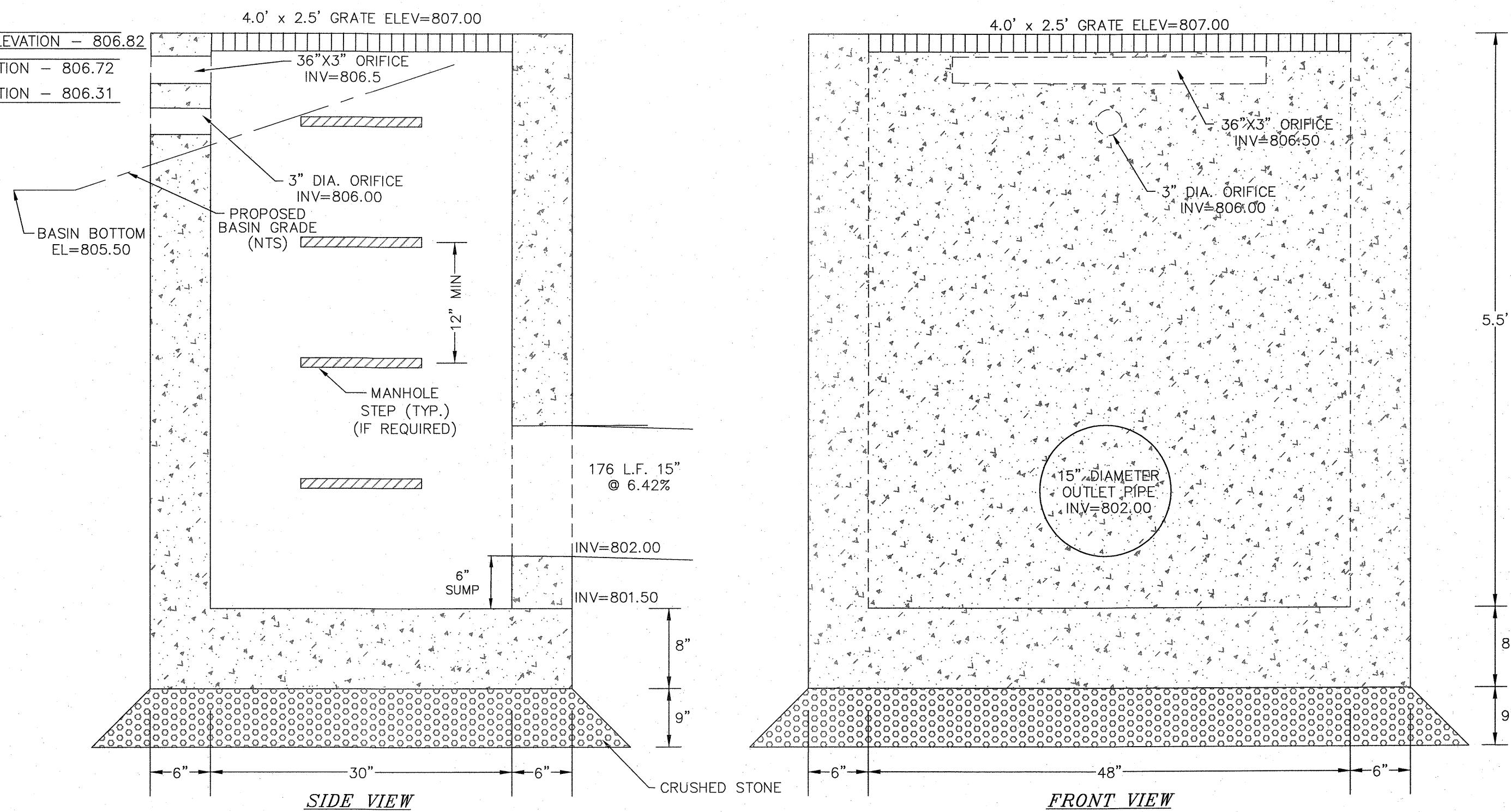
DRAWING TITLE	O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.	N/A OF N/A	N/A OF N/A	8 OF 12
SCALE AS SHOWN	CAD REFERENCE 20-OWEN-2024-05-20	PROJECT NUMBER 30116.01	



Town of Monroe Planning Board
Subdivision Approval
Project Name: _____
Project # _____

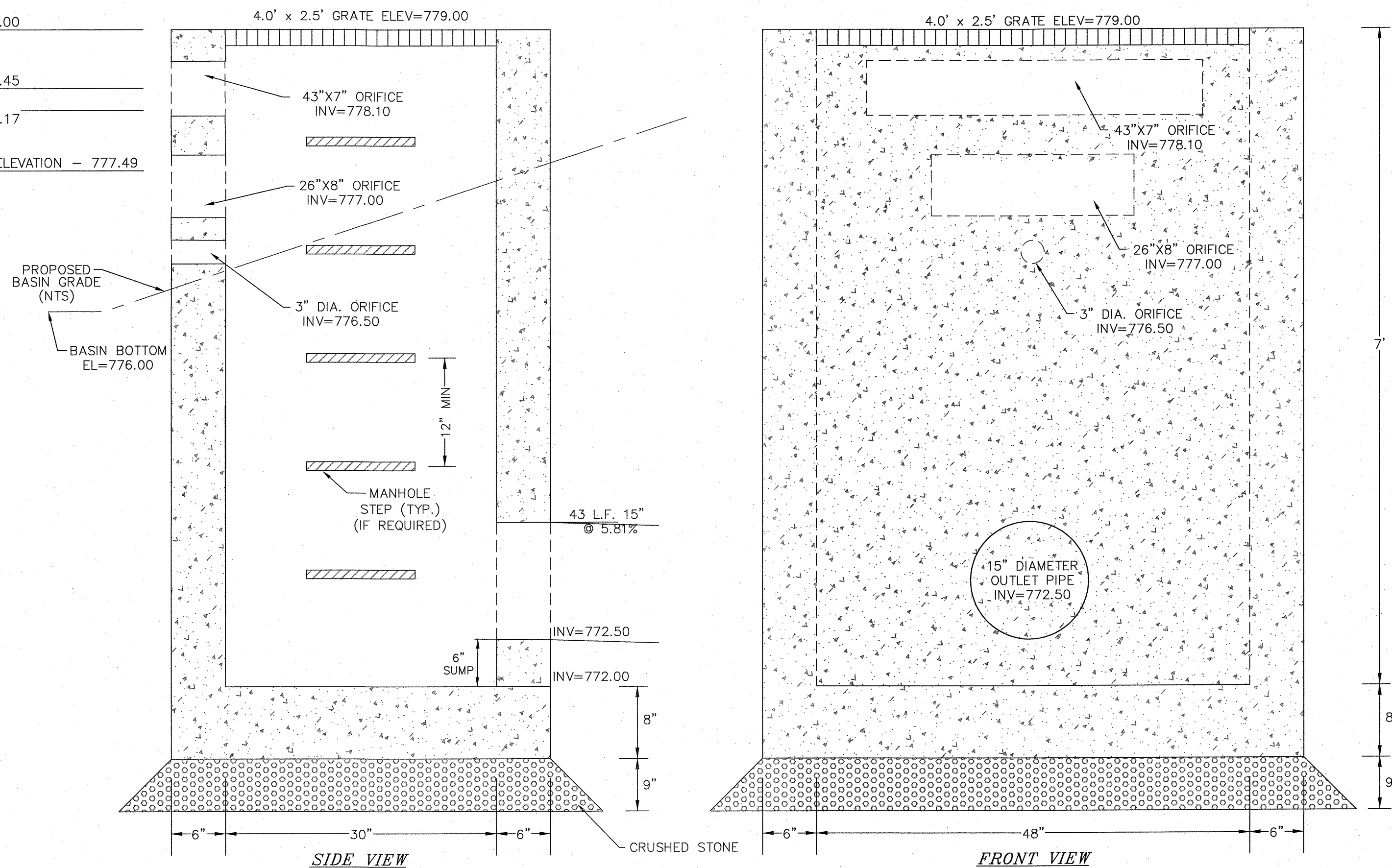
Chairperson: _____ Date: ____/____/20____
Resolution Dated: _____
Resolution Filed Dated: _____

100 YEAR FLOOD
ELEVATION - 807.00
25 YEAR FLOOD ELEVATION - 806.82
10 YEAR FLOOD ELEVATION - 806.72
1 YEAR FLOOD ELEVATION - 806.31

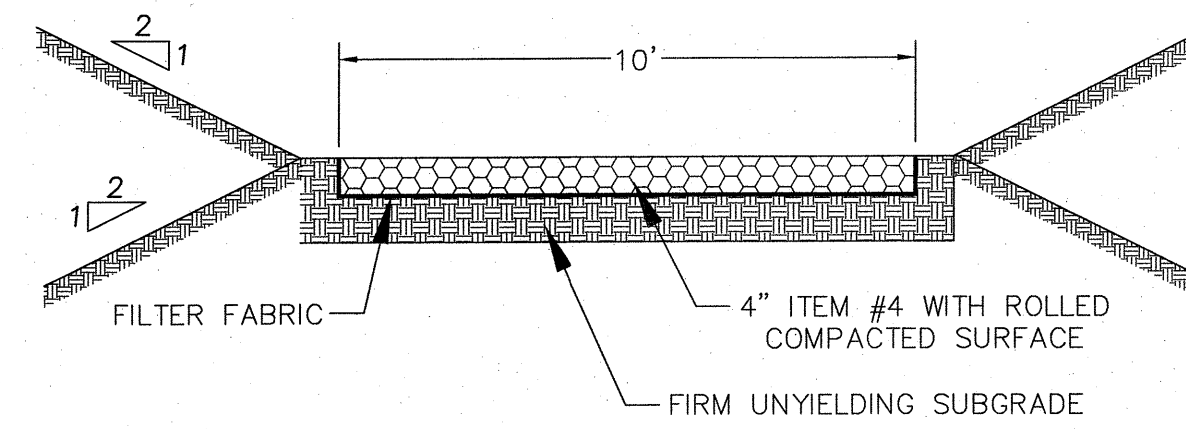


PROPOSED OUTLET STRUCTURE 2S-P DETAIL
N.T.S.

100 YEAR FLOOD
ELEVATION - 779.00
25 YEAR FLOOD
ELEVATION - 778.45
10 YEAR FLOOD
ELEVATION - 778.17
1 YEAR FLOOD ELEVATION - 777.49

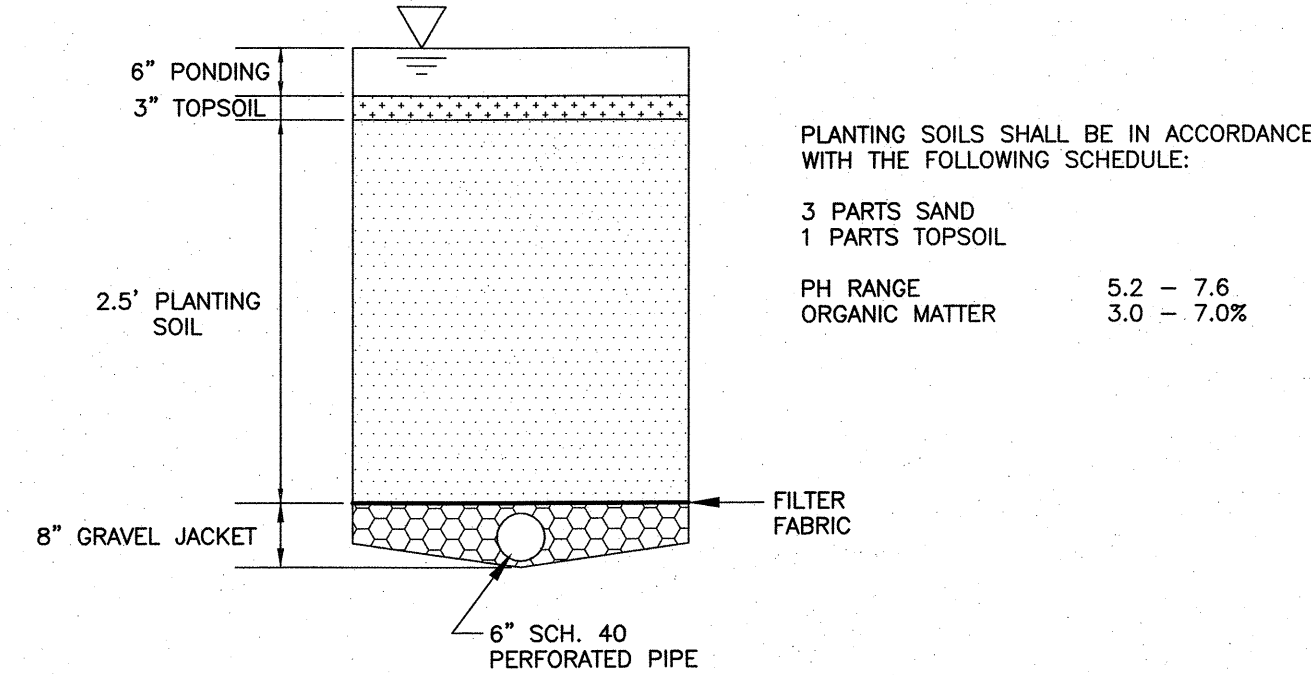


PROPOSED OUTLET STRUCTURE 3S-P DETAIL
N.T.S.



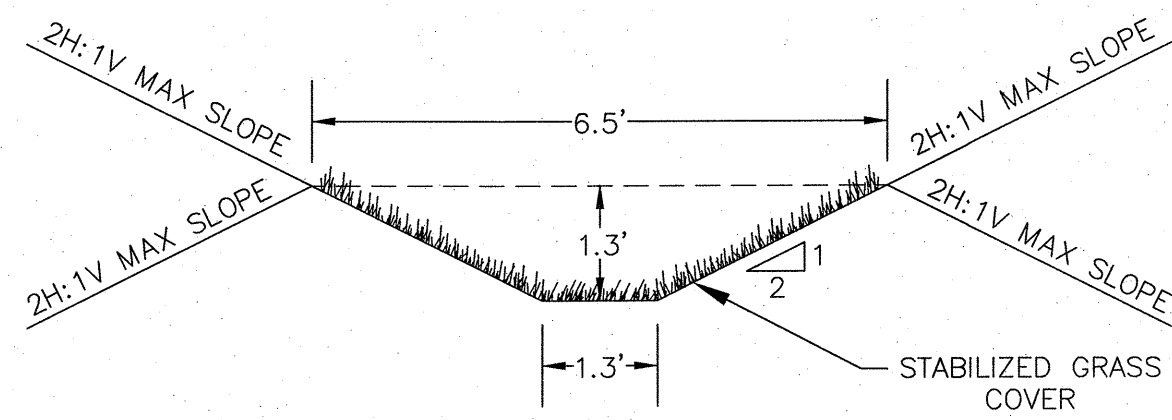
NOTES:
1. STABILIZED ACCESS IS TO MAINTAIN A MAXIMUM SLOPE OF 15 PERCENT.

**STABILIZED MAINTENANCE ACCESS
DRIVE DETAIL**
N.T.S.



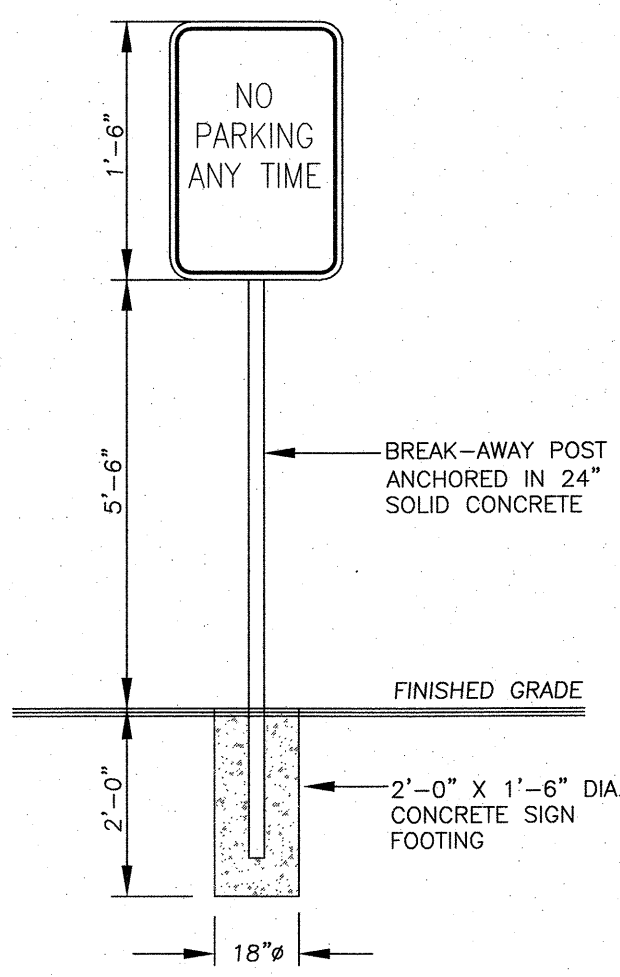
NOTES:
1. THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1\"/>

BIORETENTION FILTER CROSS SECTION DETAIL
N.T.S.

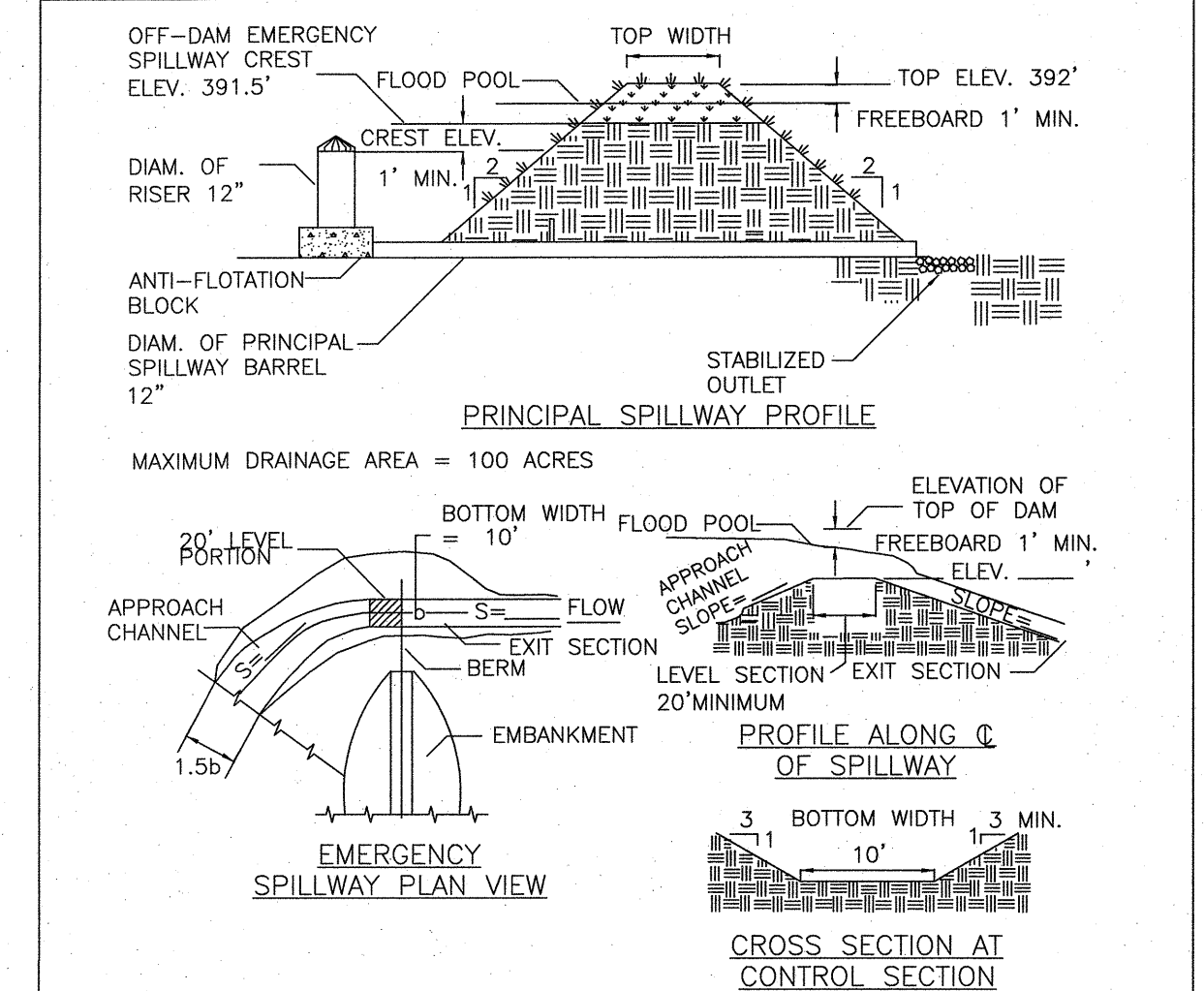


**SWALE CROSS SECTION
FOR DRAINAGE SWALES**
N.T.S.

POND OUTLETS				
POND	D1	D2	L	W
2S-P	1.25'	3.75'	17'5	18.75'



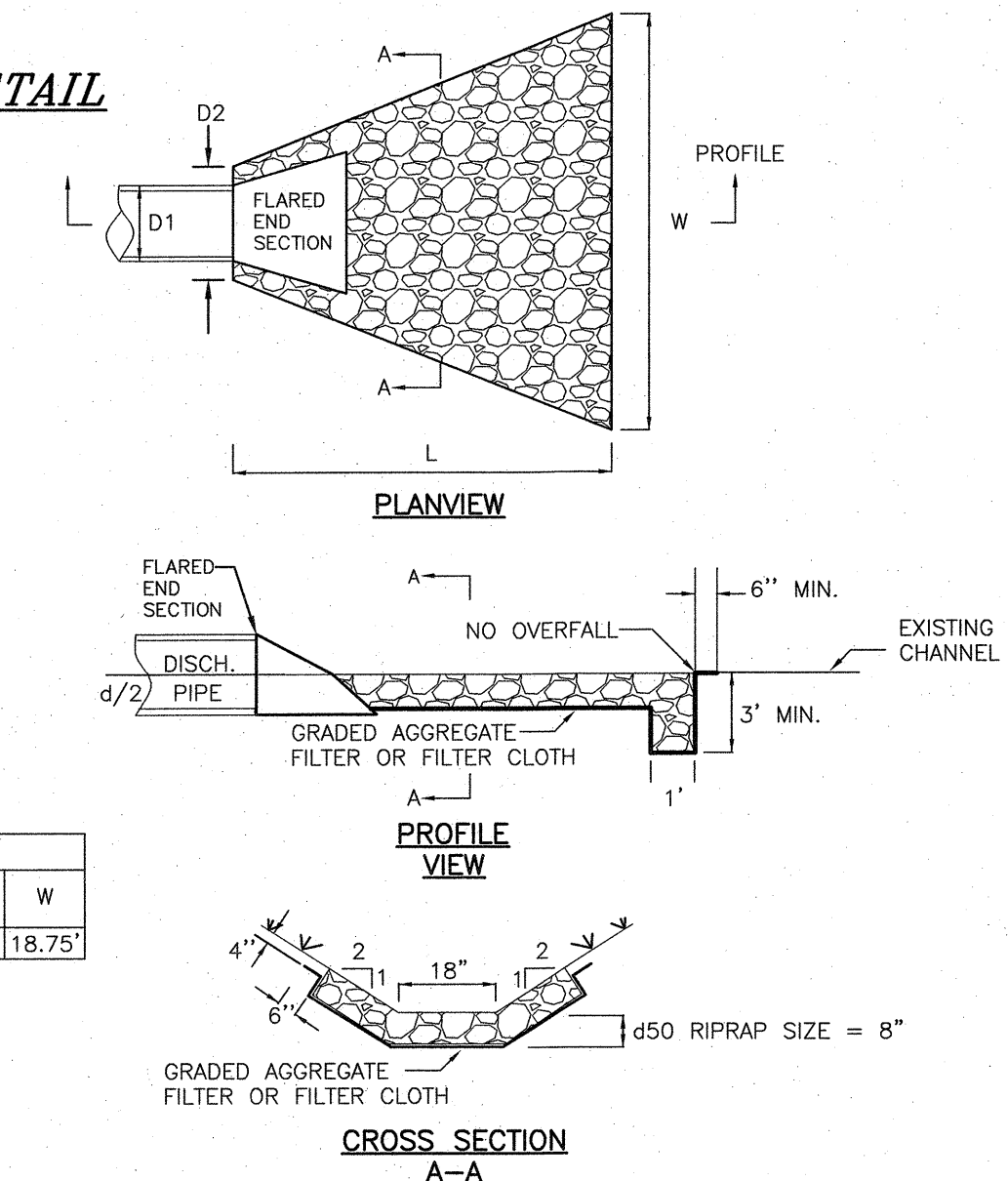
**NO PARKING SIGN
DETAIL**
N.T.S.



SEDIMENT BASIN SIZE TABLE				
BASIN #	DRAINAGE AREA (ACRE)	REQUIRED VOLUME PER ACRE (CU.FT.)	REQUIRED BASIN VOLUME (CU.FT.)	PROVIDED BASIN VOLUME (CU.FT.)
SEDIMENT BASIN	0.61	3,600	2,196	6,888

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

**SEDIMENT BASIN
DETAILS**



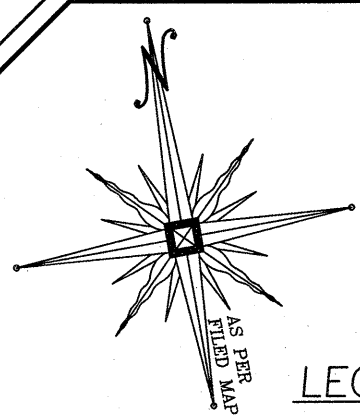
RIPRAP SPECIFICATIONS:
1. RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50 PERCENT OF THE PIECES, BY WEIGHT, SHALL BE LARGER THAN 8 INCHES.
2. A WELL-GRADED MIXTURE IS DEFINED AS A MIXTURE COMPOSED PRIMARILY OF LARGER STONE SIZES, BUT WITH A SUFFICIENT MIXTURE OF OTHER SIZES TO FILL THE SMALLER VOIDS BETWEEN STONES.
3. THE DIAMETER OF THE LARGEST STONE SIZE SHALL BE 12 INCHES.
4. THE MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 15 INCHES.
5. RIPRAP STONE SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE. STONE SHALL BE HARD AND ANGULAR AND OF A QUALITY THAT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING.

OUTLET PROTECTION DETAIL
N.T.S.



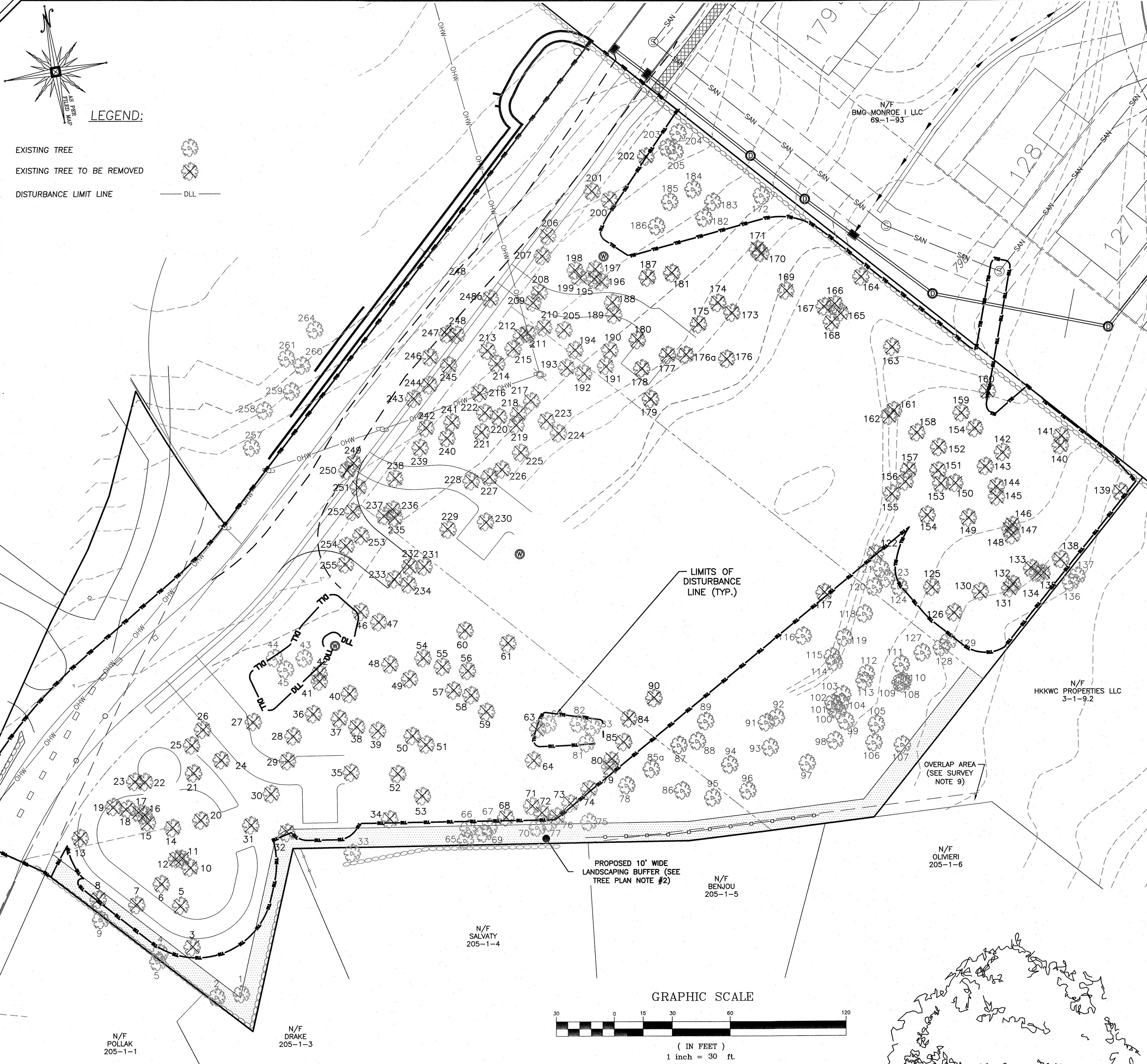
Town of Monroe Planning Board
Subdivision Approval
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DATE DESCRIPTION INITIALS
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PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
JOSEPH J. PIETRZAK, P.E., LICENSE NO. 650323
MICHAEL F. PFAU, P.E., LICENSE NO. 050075
VICTOR A. PIETRZAK, P.E., LICENSE NO. 050075
SIGNATURE DATE
**20 OWEN DRIVE
SUBDIVISION**
TOWN/VILLAGE OF MONROE
COUNTY OF ORANGE, NEW YORK
PROJECT TITLE
SITE DETAILS 3
SECTION 3 BLOCK 1 LOT 9.1
DRAWING TITLE
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O.C.H.D. SHEET NO. 1 D.E.C. SHEET NO. 1 DRAWING NUMBER
N/A OF N/A N/A OF N/A 10 OF 12
SCALE AS SHOWN CAD REFERENCE 20-OWEN-2024-05-20 PROJECT NUMBER 30116.01



LEGEND:

EXISTING TREE
EXISTING TREE TO BE REMOVED
DISTURBANCE LIMIT LINE

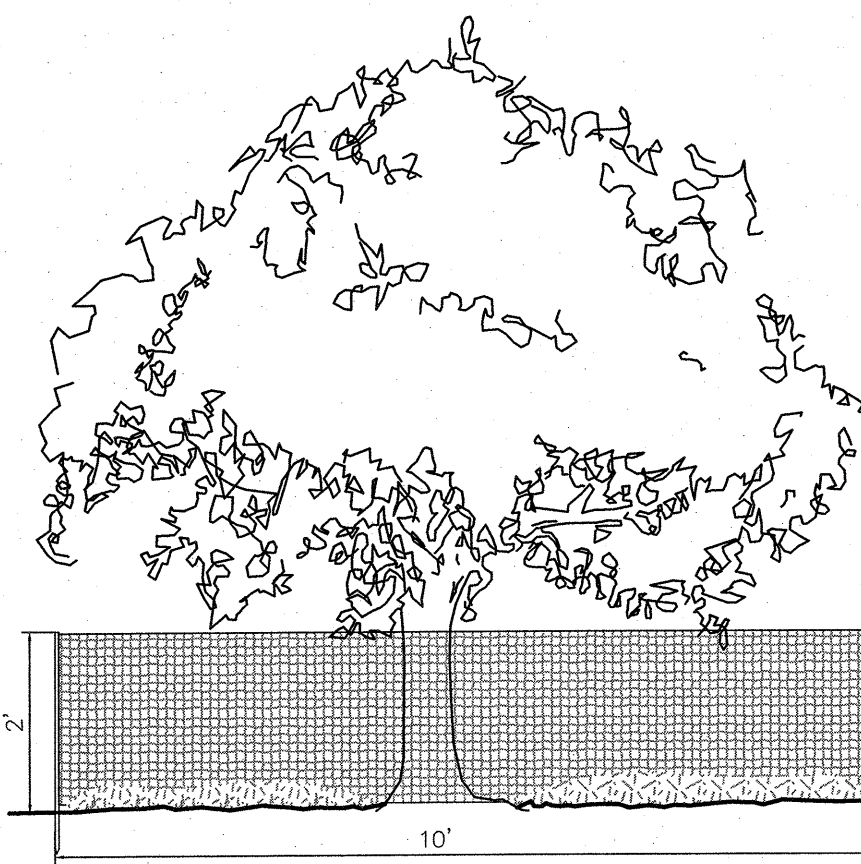
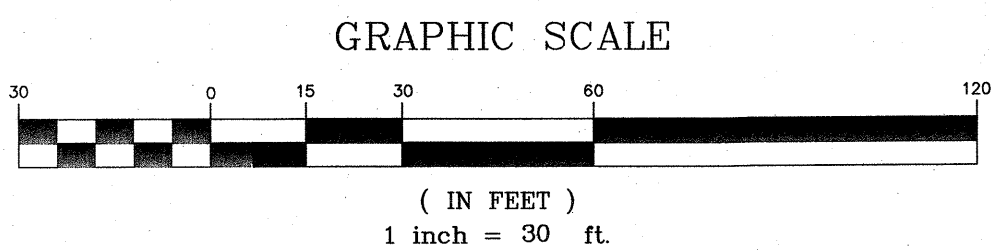


TREE PRESERVATION NOTE:

1. THIS MAP CONSTITUTES THE TREE PLAN REQUIRED UNDER THE TOWN OF MONROE TREE PRESERVATION LAW (TOWN CODE CHAPTER 57, ARTICLE XX). APPROVAL OF THE SUBDIVISION IS CONDITIONED UPON COMPLIANCE WITH THIS TREE PLAN AND PERFORMANCE BONDING (LETTERS OF CREDIT AND/OR CASH BOND) IS REQUIRED TO ENSURE COMPLIANCE. ANY PERSON, FIRM, CORPORATION, ORGANIZATION, GOVERNMENT AGENCY, INSTITUTION, OR INDIVIDUAL CONNECTED WITH SUCH FIRM, CORPORATION, ORGANIZATION, GOVERNMENT AGENCY, INSTITUTION WHO VIOLATES ANY PROVISION OF THE TREE PRESERVATION LAW (TOWN CODE CHAPTER 57, ARTICLE XX) SHALL BE GUILTY OF A VIOLATION AND SUBJECT TO THE PENALTIES SET FORTH IN TOWN CODE SECTION 57-91, AS MAY BE AMENDED FROM TIME TO TIME. PRESENTLY TOWN CODE SECTION 57-91 PROVIDES THAT THE FINE FOR SUCH A VIOLATION SHALL NOT EXCEED \$1,500 FOR A FIRST OFFENSE AND NOT MORE THAN \$3,000 FOR A SECOND AND EACH FURTHER OFFENSE WITHIN A ONE-YEAR PERIOD. THOSE FOUND IN VIOLATION OF THE PROVISIONS OF THE TREE PRESERVATION LAW (TOWN CODE CHAPTER 57, ARTICLE XX) SHALL BE REQUIRED TO REMOVE, IF APPLICABLE, INVASIVE PLANT SPECIES; REPLANT TREES IN THE LOCATIONS FROM WHICH THEY WERE IMPROPERLY REMOVED OR DESTROYED; AND PAY AN ADDITIONAL MITIGATION FEE TO THE TOWN OF MONROE PARKLAND ACCOUNT AS INDICATED ON THE TOWN FEE SCHEDULE PER TREE IMPROPERLY REMOVED OR DESTROYED.

NOTES:

- TREES IDENTIFIED AND LOCATED BY NORTH COUNTRY ECOLOGICAL SERVICES, INC. IN FEBRUARY & MARCH OF 2023. DIAMETER OF TREES MEASURED AT BREAST HEIGHT (DBH).
- WHERE NO SUBSTANTIAL EXISTING VEGETATION EXISTS WITHIN THE LANDSCAPED BUFFER, EVERGREENS SHALL BE PLANTED AT 10' ON CENTER (SEE LANDSCAPING PLAN).
- TOTAL OF 181 TREES ARE TO BE REMOVED.



TREE PRESERVATION AND PROTECTION DETAIL

NOTE:

- TREE PROTECTION FENCING SHOULD BE INSTALLED AT THE DRIFLINE OF TREES TO REMAIN ALONG THE LIMIT OF DISTURBANCE.
- SILT FENCE MATERIAL MAY BE USED TO BUILD TREE PRESERVATION FENCE.

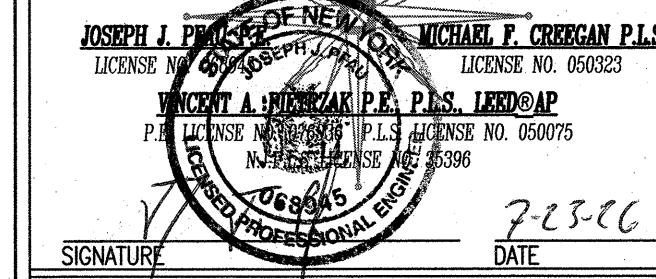
TREE TABLE

TREE #	TREE SIZE AND TYPE	TO BE REMOVED	TDU	TREE #	TREE SIZE AND TYPE	TO BE REMOVED	TDU	TREE #	TREE SIZE AND TYPE	TO BE REMOVED	TDU	TREE #	TREE SIZE AND TYPE	TO BE REMOVED	TDU
1	11" RED CEDAR			80	16" LOCUST			158	10" OAK	YES	1	222	9" CHERRY	YES	1
2	22" MAPLE			81	12" OAK			159	26" OAK	YES	3	223	6" CHERRY	YES	1
3	11" MAPLE	YES	1	82	11" CHERRY			160	22" CHERRY	YES	2	224	7" CATALPA	YES	1
4	12" MAPLE			83	19" LOCUST			161	6" MAPLE	YES	1	225	7" CHERRY	YES	1
5	10" MAPLE			84	18" LOCUST	YES	2	162	21" OAK	YES	2	226	32" OAK	YES	3
6	10" MAPLE	YES	1	85	8" MAPLE	YES	1	163	20" MAPLE	YES	2	227	11" MAPLE	YES	1
7	14" MAPLE	YES	2	85a	16" LOCUST			164	6" OAK	YES	1	228	25" & 28" TWIN OAK	YES	3
8	20" MAPLE			86	12" MAPLE			165	12" OAK	YES	1	229	9" CHERRY	YES	1
9	14" MAPLE			87	9" MAPLE			166	14" OAK	YES	2	230	16" SPLIT OAK	YES	2
10	10" MAPLE	YES	1	88	7" BLACK BIRCH			167	21" OAK	YES	2	231	12" CHERRY	YES	1
11	8" MAPLE	YES	1	89	38" OAK			168	17" OAK	YES	2	232	8" CHERRY	YES	1
12	8" MAPLE	YES	1	90	22" OAK	YES	2	169	21" TWIN OAK	YES	2	233	7" CHERRY	YES	1
13	22" MAPLE	YES	2	91	18" OAK			170	29" OAK	YES	3	234	8" MAPLE	YES	1
14	6" OAK	YES	1	92	12" MAPLE			171	8" OAK	YES	1	235	9" CHERRY	YES	1
15	7" MAPLE	YES	1	93	14" MAPLE			172	10" CHERRY	YES	1	236	10" HICKORY	YES	1
16	14" OAK	YES	2	94	10" LOCUST			173	7" CHERRY	YES	1	237	8" HICKORY	YES	1
17	14" CHERRY	YES	2	95	6" MAPLE			174	14" CHERRY	YES	2	238	9" MULTI STEM CHERRY	YES	1
18	14" OAK	YES	2	96	12" MAPLE			175	9" CHERRY	YES	1	239	10" CHERRY	YES	1
19	9" MAPLE	YES	1	97	7" MAPLE			176	8" CHERRY	YES	1	240	10" CHERRY	YES	1
20	10" MAPLE	YES	1	98	8" MAPLE			176a	16-20" MULTI-STEM OAK	YES	2	241	12" CHERRY	YES	1
21	12" OAK	YES	1	99	14" LOCUST			177	8" CHERRY	YES	1	242	10" CHERRY	YES	1
22	10" MAPLE	YES	1	100	8" LOCUST			178	7" CHERRY	YES	1	243	9" MAPLE	YES	1
23	14" TWIN MAPLE	YES	2	101	6" OAK			179	12" CATALPA	YES	1	244	10" CHERRY	YES	1
24	16" MAPLE	YES	2	102	10" LOCUST			180	10" CHERRY	YES	1	245	10" BLACK BIRCH	YES	1
25	11" MAPLE	YES	1	103	24" OAK			181	14" CHERRY	YES	2	246	9" CHERRY	YES	1
26	18" MAPLE	YES	2	104	12" LOCUST			182	9" CHERRY			247	6" CHERRY	YES	1
27	10" MAPLE	YES	1	105	6" MAPLE			183	9" CHERRY			248	14" CHERRY		
28	8" CHERRY	YES	1	106	16" MAPLE			184	8" CHERRY			248a	8" CHERRY		
29	7" MAPLE	YES	1	107	11" MAPLE			185	7" OAK			249	10" CHERRY w/GATE		
30	22" & 24" TWIN OAK			108	9" MAPLE			186	20" MULTI-STEM MAPLE			250	9" MAPLE		
31	18" MAPLE	YES	2	109	12" LOCUST			187	22" OAK	YES	2	251	9" OAK		
32	18" CHERRY	YES	2	110	7" MAPLE			188	14" CHERRY	YES	2	252	16" MAPLE		
33	30" MAPLE			111	8" LOCUST			189	12" CHERRY	YES	1	253	7" CHERRY		
34	16" MAPLE	YES	2	112	28" OAK			190	9" CHERRY	YES	1	254	14" CHERRY		
35	18" OAK	YES	2	113	16" HICKORY			191	8" CHERRY	YES	1	255	8" MAPLE		
36	11" CHERRY	YES	1	114	14" MAPLE			185	7" OAK	YES	1	257	13" OAK		
37	8" CHERRY	YES	1	115	10" OAK			186	20" MULTI-STEM MAPLE	YES	2	258	11" OAK		
38	8" MAPLE	YES	1	116	7" MAPLE			187	22" OAK	YES	2	259	9" TWIN CHERRY		
39	16" OAK	YES	2	117	11" CATALPA	YES	1	188	14" CHERRY	YES	2	260	12" OAK		
40	12" OAK	YES	1	118	12" MAPLE			189	12" CHERRY	YES	1	261	10" LOCUST		
41	14" MAPLE	YES	2	119	9" OAK			190	9" CHERRY	YES	1	264	10" LOCUST		
42	7" CHERRY	YES	1	120	6" HICKORY			191	8" CHERRY	YES	1				
43	12" MAPLE			121	9" MAPLE			192	7" CHERRY	YES	1				
44	20" OAK			122	11" CATALPA	YES	1	193	7" CHERRY	YES	1				
45	7" SYCAMORE			123	9" HICKORY			194	10" CHERRY	YES	1				
46	16" OAK	YES	2	124	6" LOCUST			195	12" CHERRY	YES	1				
47	34" OAK	YES	3	125	6" OAK	YES	1	196	12" CHERRY	YES	1				
48	10" LOCUST	YES	1	126	18" OAK	YES	2	197	8" OAK	YES	1				
49	14" OAK	YES	2	127	6" OAK			198	11" CHERRY	YES	1				
50	10" MAPLE	YES	1	128	11" LOCUST			199	12" CHERRY	YES	1				
51	12" OAK	YES	1	129	14" OAK			200	11" CHERRY	YES	1				
52	10" MAPLE	YES	1	130	24" OAK	YES	2	201	11" & 14" SPLIT OAK	YES	2				
53	12" MAPLE	YES	1	131	26" OAK	YES	3	202	10" MAPLE	YES	1				
54	13" OAK	YES	2	132	16" OAK	YES	2	203	18" CHERRY						
55	7" LOCUST	YES	1	133	9" OAK	YES	1	204	8" MAPLE						
56	6" CHERRY	YES	1	134	16" OAK	YES	2	205	11" CHERRY						
57	16" OAK	YES	2	135	10" OAK	YES	1	206	12" OAK	YES	1				
58	7" MAPLE	YES	1	136	24" CHERRY			207	7" CHERRY	YES	1				
59	26" OAK	YES	3	137	10" CHERRY			208	10" TWIN MAPLE	YES	1				
60	22" OAK	YES	2	138	8" CHERRY	YES	1	209	8" OAK	YES	1				
61	28" OAK	YES	3	139	28" & 32" SPLIT TULIP	YES	3	210	8" CHERRY	YES	1				
62	18" CHERRY			140	14" CHERRY	YES	2	211	9" CHERRY	YES	1				
63	16" MAPLE	YES	2	141	10" CHERRY	YES	1	212	12" CHERRY	YES	1				
64	12" LOCUST	YES	1	142	13" OAK	YES	2	213	13" CHERRY	YES	2				
65	12" MAPLE			143	20" TWIN OAK	YES	2	214	14" CHERRY	YES	2				
66	14" OAK			144	10" OAK	YES	1	215	10" CHERRY	YES	1				
67	10" OAK			145	12" OAK	YES	1	216	11" CHERRY	YES	1				
68	16" LOCUST	YES	2	146	21" OAK	YES	2	217	12" CHERRY	YES	1				
69	6" MAPLE			147	10" OAK	YES	1	218	9" CHERRY	YES	1				
70	11" MAPLE			148	14" OAK	YES	2	219	8" CHERRY	YES	1				
71	11" MAPLE	YES	1	149	7" HICKORY	YES	1	220	12" MAPLE	YES	1				
72	7" MAPLE	YES	1	150	14" OAK	YES	2	221	10" CHERRY	YES	1				
73	8" MAPLE	YES	1	151	10" OAK	YES	1								
74	10" LOCUST	YES	1	152	14" OAK	YES	2								
75	12" MAPLE			153	10" OAK	YES	1								
76	12" LOCUST			154	11" OAK	YES	1								
77	12" LOCUST			155	17" OAK	YES	2								
78	11" MAPLE			156	10" MAPLE	YES	1								
79	10" TWIN MAPLE	YES	1	157	18" OAK	YES	2								

TOTAL TREE DENSITY UNITS TO BE REMOVED 258

07-23-26	PER DPW SEWER COMMENTS DATED 07-22-26	JA
06-30-26	PER KALA EMAIL DATED 6-29-26 & FENCE ADD	JA
06-03-26	PER KALA COMM. DATED 5-29-26 & A. TORRE	JA
04-14-26	PER KALA LANDSCAPING COMM. DATED 3-30-26	JA
03-18-26	PER DPW SEWER COMMENTS	JA
02-24-26	PER PUBLIC HEARING COMMENTS	JA
01-15-26	PER MHE LETTER DATED 1-2-26	JA
12-11-25	PER MHE SWPPP LETTER DATED 11-18-25	JA
9-25-25	PER MHE LETTER DATED 7-10-25	JA
6-25-25	PER MHE & ASHLEY TORRE COMMENTS	JA
5-29-24	PER TOWN FB & CONSULTANT COMMENTS	MWS
7-25-23	SUBDIVISION PLAN PREPARATION DATE	JJP
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE: 06/06/00 INITIALED BY: --		

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606



20 OWEN DRIVE
SUBDIVISION

TOWN/VILLAGE OF MONROE
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

TREE SURVEY & TREE PLAN

SECTION 3 BLOCK 1 LOT 9.1

DRAWING TITLE

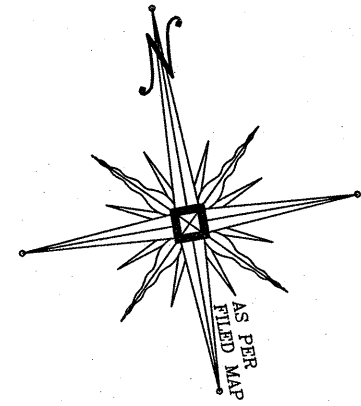
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. N/A OF N/A DRAWING NUMBER 11 OF 12

SCALE 1"=30' CAD REFERENCE 20-OWEN-2024-05-20 PROJECT NUMBER 30116.01

PLANTING, ESTABLISHMENT, AND MAINTENANCE NOTES:

- SEED BED PREPARATION:
- FOLLOW GENERAL GRADING GUIDELINES FOR CREATING A FINELY GRADED SEED BED.
- HERBICIDE BASED APPROACH:
- EIGHT WEEKS BEFORE SEEDING, ERADICATE EXISTING VEGETATION BY HAVING A LICENSED SPRAY APPLICATOR APPLY AN APPROVED HERBICIDE. PLEASE NOTE THIS IS A TWO-TIME APPLICATION WHEREAS MANY FARMS CONTINUALLY USE HERBICIDE FOR WEED CONTROL WHILE GROWING FOOD CROPS.
 - TWO WEEKS AFTER HERBICIDE APPLICATION, MOW TREATED GROWTH TO A HEIGHT OF 4-6". THIS WILL PREVENT SURVIVING PLANTS FROM GOING TO SEED AND ALLOW TIME FOR WEED SEEDS TO GERMINATE. DO NOT MOW SOONER THAN 2 WEEKS AFTER HERBICIDE APPLICATION TO ALLOW TIME FOR HERBICIDE TO GET INTO ROOTS OF PLANTS.
 - TWO WEEKS PRIOR TO SEEDING, HAVE THE LICENSED SPRAY APPLICATOR APPLY A SECOND NON-SELECTIVE HERBICIDE APPLICATION.
 - TWO TO THREE DAYS BEFORE SEEDING, SCALP MOW DEAD MATERIAL. INSPECT SITE TO ENSURE THAT NO FURTHER HERBICIDE TREATMENTS ARE NECESSARY. IF GROWTH IS COMPLETELY DEAD, MOW AREA AS LOW AS POSSIBLE (1-2"). RAKE OFF EXCESS PLANT REFUSE BUT LEAVE DEAD ROOTS AND GROWNS TO STABILIZE SOIL PRIOR TO SEED GERMINATION. APPROXIMATELY 50% OF THE SOIL SURFACE SHOULD BE VISIBLE IN ANY ONE AREA.
- NON-HERBICIDE BASED APPROACH:
- SMOTHER WEEDS WITH BLACK PLASTIC INSTEAD OF SPRAYING HERBICIDE. FOLLOW ALL THE SAME STEPS BUT INSTEAD OF USING HERBICIDE, USE BLACK PLASTIC TO SMOTHER WEEDS. IT WILL TAKE MUCH LONGER TO SMOTHER WEEDS AS IT WILL TAKE FOR WEEDS TO DIE. TIMING DEPENDS ON HOW HOT AND DRY IT IS. WEEDS MUST BE COMPLETELY SMOTHERED FOR THIS TECHNIQUE TO WORK.
- SEEDING, NO TILL - HAND SEEDING:
- SCARIFY SOIL TO A DEPTH OF 1/2". REPEAT AS NEEDED TO CREATE SEEDBED WITH APPROXIMATELY FIFTY PERCENT OF THE SOIL EXPOSED. TILLING IS NOT RECOMMENDED AS IT ENCOURAGES THE GERMINATION OF DORMANT WEED SEEDS.
 - SEGREGATE SEEDS ACCORDING TO MIX AND SIZE.
 - INOCULATE LEGUMINOUS SEEDS.
 - BULK UP LARGE SEED BY MIXING THE SEED WITH AN INERT BULKING MATERIAL SUCH AS SAW DUST, KITTY LITTER, OR VERMICULITE.
 - HAND BROADCAST THE LARGE SEED MIX EVENLY OVER THE SURFACE. USE A PATTERN AND METHOD OF DISPERSAL THAT REDUCES THE CHANCES OF USING UP THE MIX PREMATURELY. SUBDIVIDING AND MARKING THE AREA INTO SECTIONS CAN FACILITATE THE PROCESS.
 - RAKE SEED LIGHTLY INTO THE SOIL TO A DEPTH OF APPROXIMATELY 1/4" USING APPROPRIATE EQUIPMENT.
 - BULK UP THE VERY FINE SEED IN THE MANNER DESCRIBED ABOVE AND BROADCAST THIS MIX OVER THE SURFACE. DO NOT INCORPORATE INTO SOIL AS THESE SPECIES REQUIRE LIGHT TO GERMINATE AND WILL NOT DO SO IF BURIED IN THE SOIL.
 - TAMP SEED FOR PROPER SEED-TO-SOIL CONTACT WITH ROLLER, DRAG, OR ANOTHER APPROPRIATE TOOL.
 - MULCHING THE PLANTING IS USUALLY NOT REQUIRED AS THE REMAINING DEAD STUBBLE AND PLANT REFUSE WILL PERFORM THIS FUNCTION. IF THERE IS NOT SUFFICIENT MULCH FROM THESE SOURCES, SPREAD A THIN LAYER OF WEED-FREE STRAW SUCH AS SALT MARSH HAY OR WINTER WHEAT STRAW. MULCH SHOULD LEAVE APPROXIMATELY FIFTY PERCENT OF THE SOIL EXPOSED TO SUNLIGHT.
 - WATERING IS NOT REQUIRED. IF NO RAIN FALLS FOR AN EXTENDED PERIOD AFTER PLANTING AND IF A SOURCE OF WATER IS READILY AVAILABLE, APPLY UP TO 1" OF WATER PER WEEK (INCLUDING RAINFALL) FOR A PERIOD OF SIX WEEKS TO FACILITATE MEADOW ESTABLISHMENT.
- GRANULAR MULCH/SEEDING ON SLOPES
- APPLY GRANULAR MULCH WHEN SEEDING ON SLOPES. BROADCAST BY HAND OR BY SPREADER WITH PROFILE COVERGROW GRANULAR MULCH OR SIMILAR. PREPARE OR RAKE THE SOIL, SPREAD SEED MIX AND APPLY COVERGROW AT A RATE OF 50 LBS/ 1,000 SQUARE FEET TO SLOPES UP TO 3:1V AND 75 LBS/1,000 SQUARE FEET FOR SLOPES FROM 3:1V TO 4:1V. A 36" DROP SPREADER WITH A FIXED RATE PLATE IS RECOMMENDED. GRANULAR MULCH MAY ALSO BE SPREAD BY HAND FOR SPOT OR PATCH SEEDING. WHEN SLOPE GRADIENTS ARE STEEPER THAN 4H TO 1V, DO NOT EXCEED MAXIMUM SLOPE LENGTH OF 20 FEET. ONCE APPLIED, WATER-IN THE MULCH. REAPPLY PER PRODUCT INSTRUCTIONS.
- POST-PLANTING MEADOW MANAGEMENT IN THE FIRST YEAR
- MOW MONTHLY, JUNE - OCTOBER. MOW TO 4-8" MONTHLY OR WHENEVER GROWTH REACHES APPROXIMATELY 10-14" IN HEIGHT. MOW WITH FLAIL OR ROTARY STYLE EQUIPMENT THAT WILL CHOP CUT TOP GROWTH. SICKLE BAR TYPE MOWERS, WHICH CUT AT BASE AND DROP PLANT MATERIAL INTACT, SHOULD NOT BE USED AS MEADOW SEEDLINGS CAN BE INHIBITED BY INTACT CUT MATERIAL. DO NOT REMOVED CHOPPED PLANT REFUSE AS IT RETURNS ORGANIC MATTER AND NUTRIENTS TO THE SOIL, ALTHOUGH ANY LARGE CLUMPS OF CUT GROWTH SHOULD BE DISTRIBUTED EVENLY OVER THE AREA OR REMOVED.
 - MONTHLY MOWING ALLOWS FIRST-YEAR PERENNIAL SEEDLINGS, WHICH ARE AT GROUND LEVEL BELOW THE NURSE CROP GRASSES DURING THE FIRST YEAR, TO RECEIVE ADEQUATE SUNLIGHT FOR OPTIMAL LONG-TERM ESTABLISHMENT. THIS MONTHLY MOWING DURING THE GROWING SEASON ALSO HELPS PREVENT ANNUAL WEEDS FROM FORMING AND DISPERSING SEED.
 - MONITOR FOR/CONTROL WEEDS, MAY, JULY, SEPTEMBER OR AS NEEDED. MONITOR THE MEADOW AND SPOT TREAT EMERGENT PROBLEM PERENNIAL OR WOODY WEEDS.
- POST-PLANTING MEADOW MANAGEMENT IN THE SECOND AND THIRD YEARS
- SECOND YEAR: BIENNIALS AND FASTER GROWING PERENNIALS (E: BLACK EYE SUSAN, PURPLE CONEFLOWER, BEE BALM) WILL BEGIN TO FLOWER AND THE ENTIRE PLANTING SHOULD BE WELL ENOUGH ESTABLISHED TO ALLOW A DECREASE IN WEED CONTROL. YOU WILL NEED TO MONITOR THE PLANTING FOR THOSE WEEDS THAT CAN CAUSE PROBLEMS FOR THE MEADOW. IF NECESSARY, CONTROL WITH SPOT HERBICIDE APPLICATION, MANUAL WEEDING OR ADDITIONAL MOWING DURING THE MOST ACTIVE PERIOD OF GROWTH OF THE PROBLEM WEED.
 - THIRD AND SUBSEQUENT YEARS: NATIVE MEADOW PLANTS SHOULD BE FAIRLY DOMINANT AND ABLE TO RESIST WEED INVASION WITH MINIMAL MANAGEMENT. MAINTENANCE CONSISTS OF A SINGLE MOWING IN LATE FALL OR EARLY SPRING AND PERIODIC MONITORING.
- WEED INVASION REMOVAL
- PULL PROBLEM WEEDS OR SPRAY WITH AN APPROVED ORGANIC HERBICIDE. THESE SHOULD BE PULLED EARLY EACH SEASON (PRIOR TO FOUR TO SIX WEEKS OF SPRING GROWTH OF THE PROBLEM SPECIES).



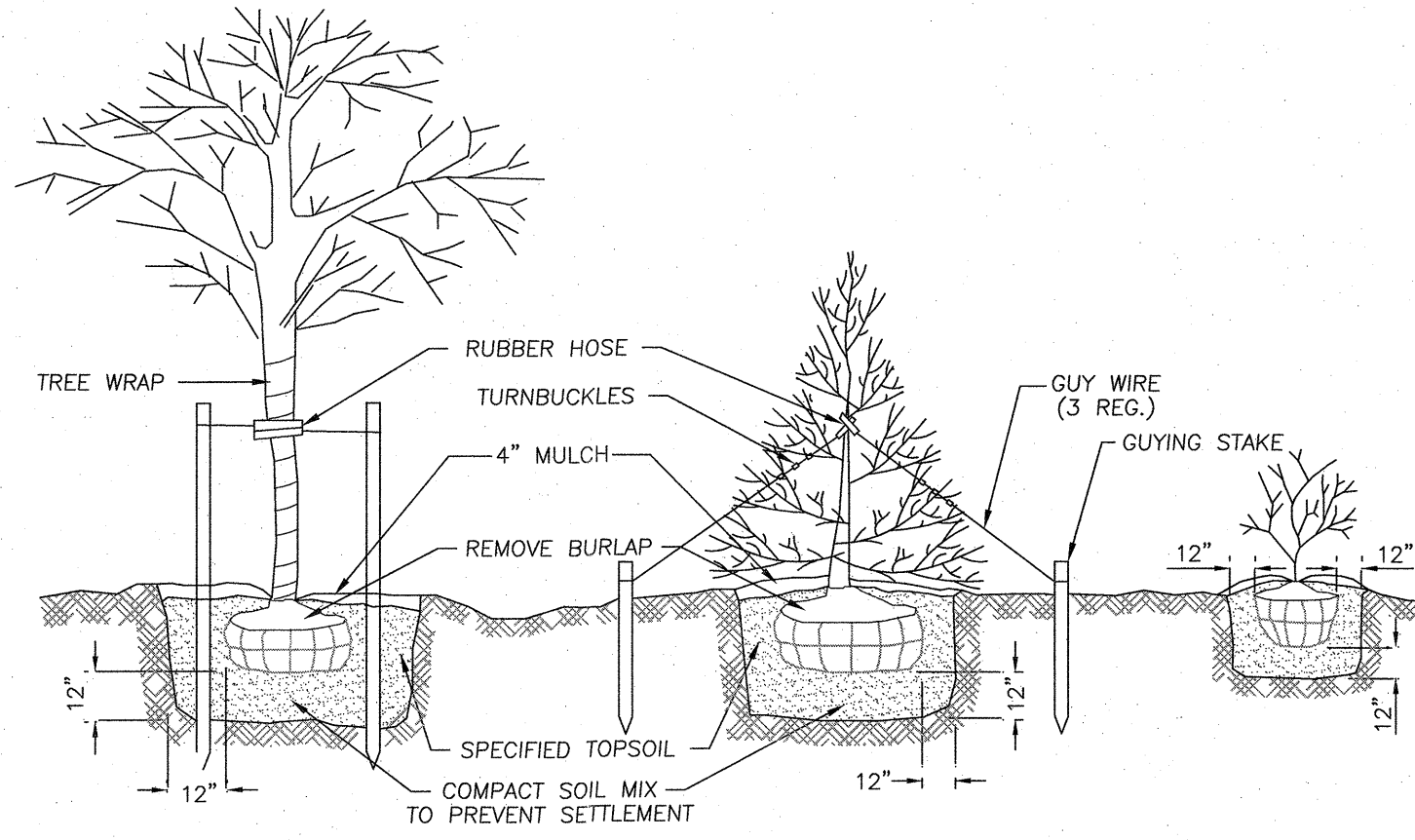
LANDSCAPING NOTES:

- ALL TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.

TREE PLAN NOTE:

- THIS SUBDIVISION APPROVAL IS CONDITIONED UPON COMPLIANCE WITH THE TREE PLAN CONTAINED ON SHEET NO. 11 OF THIS PLAN SET. APPROVAL OF THE SUBDIVISION IS CONDITIONED UPON COMPLIANCE WITH THIS TREE PLAN AND PERFORMANCE BONDING (LETTERS OF CREDIT AND/OR CASH BOND) IS REQUIRED TO ENSURE COMPLIANCE.
- WHERE NO SUBSTANTIAL EXISTING VEGETATION EXISTS WITHIN THE LANDSCAPED BUFFER, EVERGREENS SHALL BE PLANTED AT 10' ON CENTER.

STREET TREE, SCREENING PLANTS AND POND PLANTS LIST						
SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	Ar	11	ACER RUBRUM	RED MAPLE	3" to 3-1/2" C	B & B
	As	5	ACER SACCHARUM	SUGAR MAPLE	3" to 3-1/2" C	B & B
	Qp	14	QUERUS PALUSTRIS	PIN OAK	2 1/2 TO 3" CAL.	B & B
	Qr	2	QUERCUS RUBRA	NORTHERN RED OAK	3" TO 3-1/2" C	B & B
	Ov	4	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	3" TO 3-1/2" C	B & B
	Tp	8	THUJA PLICATA	GREEN GIANT ARBORVITAE	6' - 7' hgt	B & B
	Ps	53	PINUS STROBUS	WHITE PINE	6' - 7' hgt	B & B
	Pa	42	PICEA ABIES	NORWAY SPRUCE	6' - 7' hgt	B & B
	Al	19	ARONIA MELANOCARPA	BLACK CHOKEBERRY	18" - 24"	B & B
	Vr	13	VIBURNUM RHYTHOPHYLLUM	LEATHERLEAF VIBURNUM	34" - 36"	B & B



PLANTING & CUYING DETAIL
N.T.S.

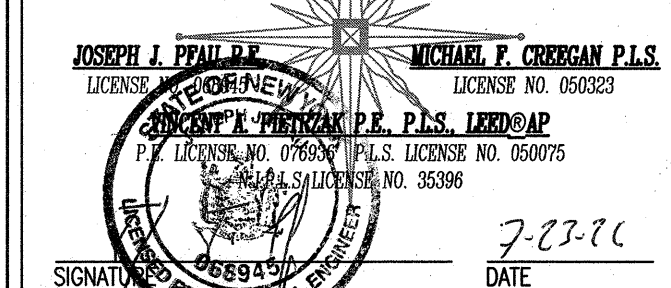
SOIL NOTE:

THERE MUST BE A MINIMUM OF 6" TOPSOIL COMPOST MIX IN LAWN AREAS AND A MINIMUM OF 24" IN AREAS WITH SHRUBS, TREES, AND GROUNDCOVERS. SCARIFY OR DIG ALL PROPOSED PLANTING AREAS TO A DEPTH OF 12"-24" OR AS DETERMINED BY LANDSCAPE ARCHITECT. TOPSOIL-COMPOST MIX SHALL CONSIST OF 85%-90% STOCKPILED TOPSOIL (IF AVAILABLE) AND 10%-15% WELL-ROTTED COMPOST. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE SOIL, CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY, REASONABLY FREE FROM STONES, CLAY LUMPS, ROOTS AND OTHER FOREIGN MATTER, WITH AN ACIDITY LEVEL BETWEEN 5.5 AND 7 PH. IF STOCKPILED TOPSOIL IS NOT AVAILABLE, USE PURCHASED TOPSOIL IN SUFFICIENT QUANTITY TO COMPLETE THE REQUIREMENTS AS SPECIFIED. SITE SOIL SHALL MEET THE FOLLOWING PARTICLE SIZE DISTRIBUTIONS: LESS THAN OR EQUAL TO 15% OF GRAVEL (PARTICLE SIZE GREATER THAN 2.00 MM), 40%-60% OF SAND (0.05-2 MM), 30%- 40% OF SILT (0.002-0.05 MM), AND 10%- 20% CLAY (<0.002MM) AND 10%-15% WELL-ROTTED COMPOST WITH AN ACIDITY LEVEL BETWEEN 5.5 AND 7.0 PH. PERCENTAGES ARE BY WEIGHT. TOPSOIL AND PURCHASED SOIL SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.

07-23-26	PER DPW SEWER COMMENTS DATED 07-22-26	IA
06-30-26	PER KALA EMAIL DATED 6-29-26 & FENCE ADD	IA
06-03-26	PER KALA COMM. DATED 5-29-26 & A. TORRE	IA
04-14-26	PER KALA LANDSCAPING COMM. DATED 3-30-26	IA
03-18-26	PER DPW SEWER COMMENTS	IA
02-24-26	PER PUBLIC HEARING COMMENTS	IA
01-15-26	PER MHE LETTER DATED 1-2-26	IA
12-11-25	PER MHE SWPPP LETTER DATED 11-18-25	IA
9-25-25	PER MHE LETTER DATED 7-10-25	IA
6-25-25	PER MHE & ASHLEY TORRE COMMENTS	IA
5-29-24	PER TOWN PB & CONSULTANT COMMENTS	MWS
7-25-23	SUBDIVISION PLAN PREPARATION DATE	JLP
DATE	DESCRIPTION	INITIALS

MAP CHECK DATE:	00/00/00	INITIALED BY:	--
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PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 264-0606



20 OWEN DRIVE
SUBDIVISION
TOWN/VILLAGE OF MONROE
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
LANDSCAPING PLAN

SECTION 3 BLOCK 1 LOT 9.1
DRAWING TITLE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.
O.C.D. SHEET NO. 1 D.C. SHEET NO. 12 OF 12
SCALE 1"=30'
CAD REFERENCE 20-OWEN-2024-05-20
PROJECT NUMBER 30116.01

Town of Monroe Planning Board

Subdivision Approval

Project Name: _____

Project # _____

Chairperson: _____ Date: ___/___/20__

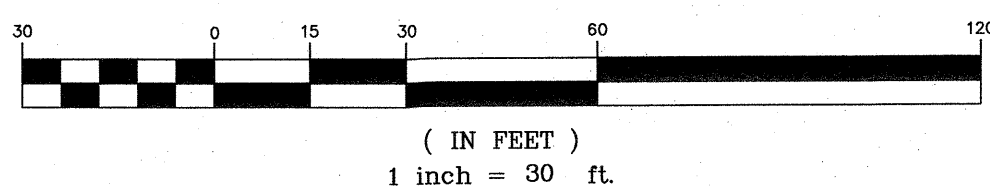
Resolution Dated: _____

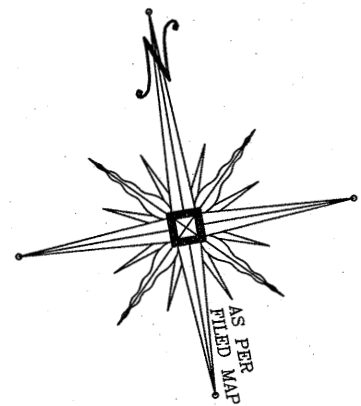
Resolution Filed Dated: _____

TREE AND SHRUB PROPOSED INVENTORY

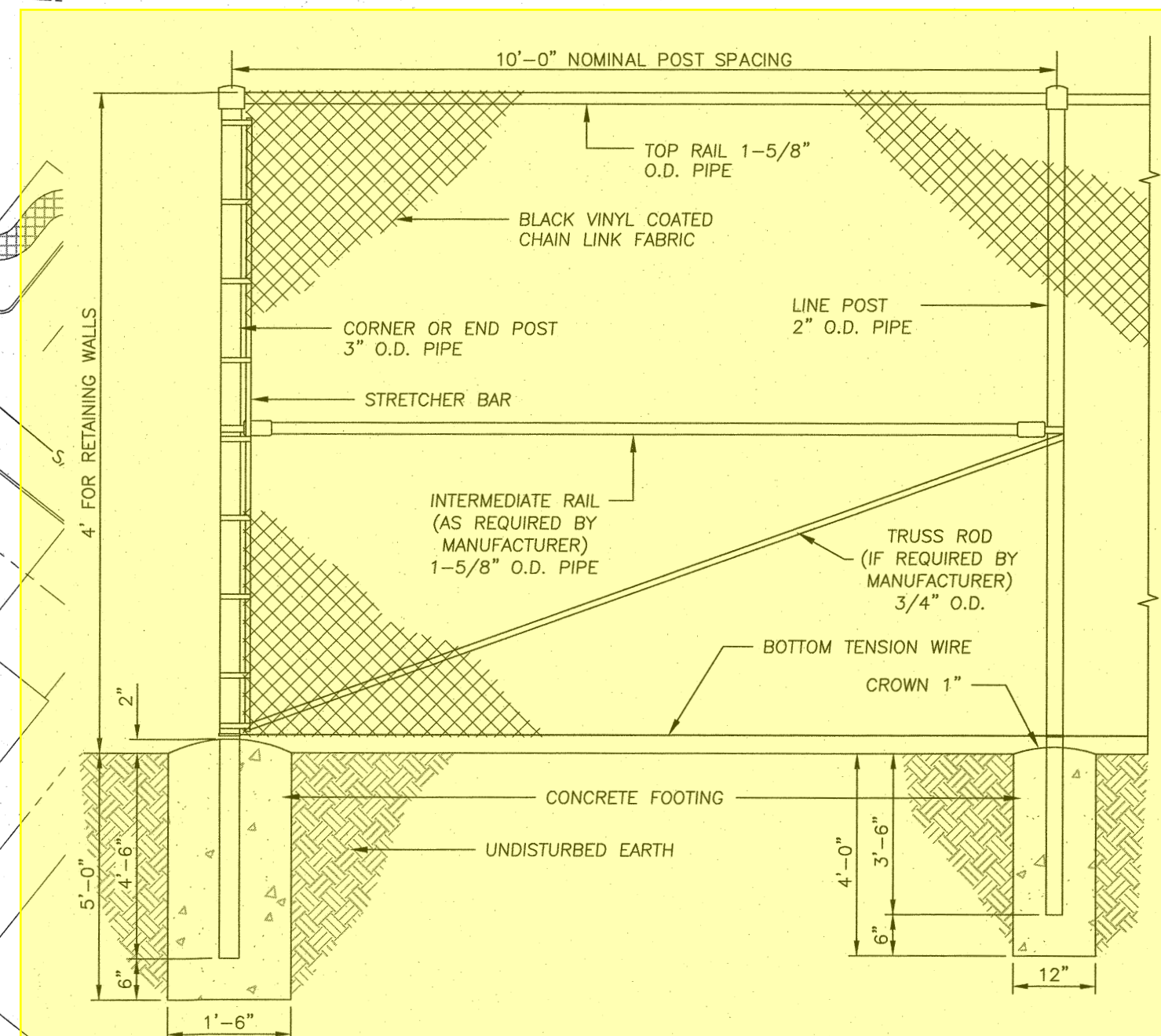
	TREES	SHRUBS
TOTAL INVENTORY OF EXISTING TREES	256	
TOTAL TREE DENSITY UNITS TO BE REMOVED	256	
EXISTING DECIDUOUS TREES TO BE REMOVED	181	
PROPOSED DECIDUOUS TREES TO BE PLANTED	48	
PROPOSED EVERGREEN TREES TO BE PLANTED	91	32
PROPOSED SHRUBS TO BE PLANTED		
TOTAL TREES TO BE PLANTED	139	
TOTAL SHRUBS TO BE PLANTED		32

GRAPHIC SCALE





- CONSTRUCTION NOTES:**
1. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
 2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
 3. CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
 4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
 5. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.



- NOTES:
1. ALL COMPONENTS OF FENCE TO BE BLACK VINYL COATED.
 2. FENCE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

CHAIN LINK FENCE DETAIL
NTS

06-30-26	PER KALA EMAIL DATED 6-29-26 & FENCE ADD	IA
06-03-26	PER KALA COMM. DATED 5-29-26 & A TORRE	IA
04-14-26	PER KALA LANDSCAPING COMM. DATED 3-30-26	IA
03-18-26	PER DPW SEWER COMMENTS	IA
02-24-26	PER PUBLIC HEARING COMMENTS	IA
01-15-26	PER MHE LETTER DATED 1-2-26	IA
12-11-25	PER MHE SWPPP LETTER DATED 11-18-25	IA
9-25-25	PER MHE LETTER DATED 7-10-25	IA
6-25-25	PER MHE & ASHLEY TORRE COMMENTS	IA
5-29-24	PER TOWN PB & CONSULTANT COMMENTS	MWS
7-25-23	SUBDIVISION PLAN PREPARATION DATE	JJP
DATE	DESCRIPTION	INITIALS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 894-0606

JOSEPH J. PIETRZAK E.S.
LICENSE NO. 050323

MICHAEL F. PFAU E.S.
LICENSE NO. 35396

JOSEPH J. PIETRZAK E.S.
LICENSE NO. 050323

MICHAEL F. PFAU E.S.
LICENSE NO. 35396

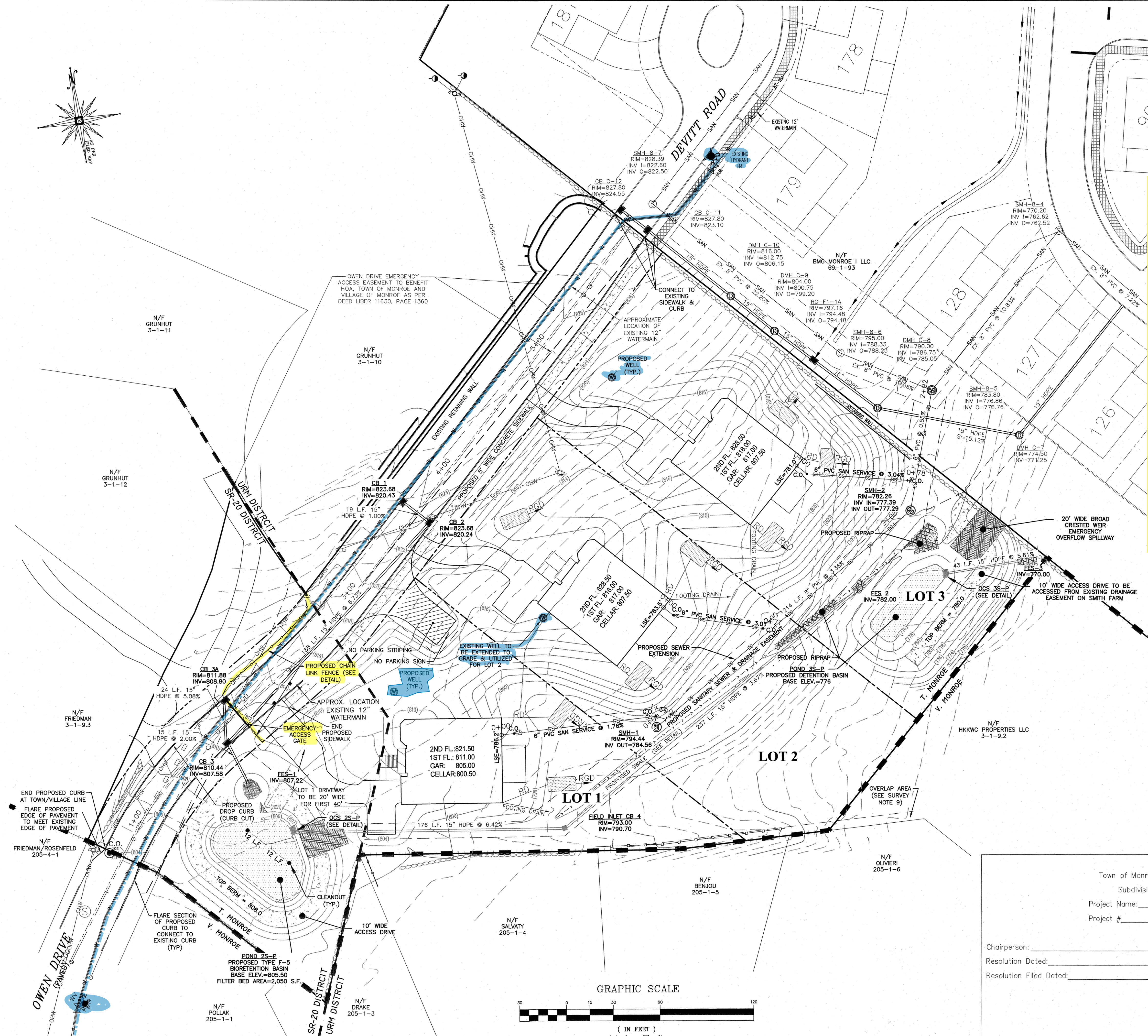
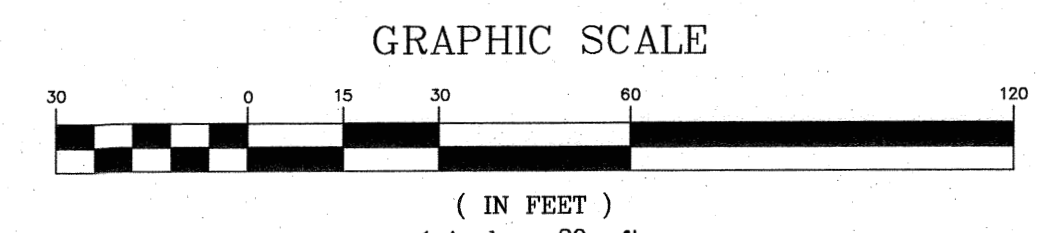
SIGNATURE _____ DATE _____

20 OWEN DRIVE
SUBDIVISION
TOWN/VILLAGE OF MONROE
COUNTY OF ORANGE, NEW YORK

UTILITY PLAN
SECTION 3 BLOCK 1 LOT 9.1
DRAWING TITLE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.
O.C.H.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. N/A OF N/A DRAWING NUMBER 5 OF 12
SCALE 1"=30' CAD REFERENCE 20-OWEN-2024-05-20 PROJECT NUMBER 30116.01



Town of Monroe Planning Board
Subdivision Approval
Project Name: _____
Project # _____
Chairperson: _____ Date: ____/____/20____
Resolution Dated: _____
Resolution Filed Dated: _____





VILLAGE OF MONROE
PLANNING BOARD
7 Stage Road, Monroe, NY 10950
(845) 782-8341 x 145

Gary Parise, Chairman
Paul Hafenecker

Marilyn Karlich
Barbara Iannucci

Fred Kelly
Terri Brink, Secretary

August 6, 2026

Ms. Bonnie Franson, Chair
Town of Monroe Planning Board
1465 Orange Turnpike
Monroe, NY 10950

Re: 20 Owen Drive Subdivision

Dear Ms. Franson,

We are in receipt of the materials related to the **20 Owens Drive Subdivision**, which were provided by Attorney Torre on behalf of the Town of Monroe Planning Board. The Village of Monroe Planning Board discussed this matter at its July 28, 2026 meeting. Based upon our review of the submitted materials, and taking into consideration the adjacent development known as the **Smith Farm Subdivision**, we offer the following comments:

1. When the Village of Monroe Planning Board adopted the SEQRA Findings Statement for the Smith Farm Subdivision in 2015, the project was proposed to be constructed in phases. Phase 3 included completion of Smith Farm Road and Devitt Road, construction of a 20-foot-wide emergency access road connecting to Owens Drive, and installation of a gate system. The gate system was to consist of steel bollards and a chain located at the western property line of the Smith Farm development. Its purpose was to prevent vehicular traffic associated with the Smith Farm Subdivision from traveling between Devitt Road and Owens Drive/High Street while maintaining access for emergency vehicles.

Although Smith Farm Road and Devitt Road have been substantially completed, the emergency access road and gate system have not yet been installed. A review of the submitted plans indicates that the proposed emergency access gate is now located in a different position, which would allow access to and from the newly proposed lots via Devitt Road rather than Owens Drive and High Street. The plans further indicate that the gate and locking mechanism will be subject to approval by the Monroe Joint Fire District. The Village of Monroe Planning Board finds this arrangement acceptable.

2. The proposed chain-link fence is shown in several locations in close proximity to the existing 12-inch water main. The Village Planning Board recommends that all utilities be properly marked

prior to installation and that the fence, as well as any other site improvements, be located and installed so as not to interfere with the existing water main or other utility infrastructure.

3. It is also noted that improvements are currently being made to the Village's pump station on Van Keuren Court which, upon completion, will increase the pressure and flow capacity of the water system. Until these improvements are completed and operational, hydrants located in the vicinity of the proposed lots may not provide adequate fire flow. Prospective property owners should be advised of this condition.

Thank you for notifying the Village of Monroe Planning Board of this matter and for your consideration of these comments. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Gary Parise, Chairman

cc: Ivan Bonet, Esq.
Ashley Torre, Esq.
Village of Monroe Board of Trustees



TOWN OF MONROE
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: 20 OWEN DRIVE LLC – 3-LOT SUBDIVISION
PROJECT LOCATION: SBL: 3-1-9.1
PROJECT NUMBER: 22-207
DATE: 12 AUGUST 2026
CONSULTANT: PIETRZAK & PFAU ENGINEERING AND SURVEYING, PLLC
PLAN DATE: REVISED 23 JULY 2026
DESCRIPTION: THE APPLICATION PROPOSES A 3-LOT SUBDIVISION OF THE EXISTING PARCEL WITH SINGLE-FAMILY HOMES PROPOSED ON EACH LOT. THE PUBLIC HEARING WAS OPENED ON 17 FEBRUARY 2026 AND HAS BEEN EXTENDED TO 18 AUGUST 2026.

1. We recommend that prior to issuance of any Certificate of Occupancy that the Design Professional provides an as-built survey of the required stormwater improvements to the building department.
2. Prior to plans signature, inspection fees and performance securities will need to be established in forms acceptable to the Town.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read 'Matthew Sickler', with a horizontal line extending to the right.

Matthew Sickler, P.E.
Engineer for the Planning Board

P:\10-10 TOWN OF MONROE\10-11 Planning Board\000 - Applications - Projects 2022 & 2023\22-207 20 Owen Drive Subdivision\Technical Review Comments\8.12.2026 20 Owen Drive (22-207).docx

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

State Environmental Quality Review Act
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. The Town of Monroe Planning Board, as lead agency in a Coordinated Review, has determined that the proposed action described below will not have any significant adverse environmental impacts and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Meadow Hill Subdivision LLC
Cluster Subdivision & Wetland Permit Application

Lead Agency: Town of Monroe Planning Board
1465 Orange Turnpike
Monroe, New York 10950

Date of Action: July 21, 2026

SEQR Status: Unlisted

Conditioned
Negative Declaration: No

Description of Action: Meadow Hill Subdivision LLC ("Applicant") seeks approval of a wetlands permit and six-lot cluster subdivision of a parcel containing ± 12.60 acres located along Lakes Road within the RR-1 Rural Residential Zoning District in the Town of Monroe. Single-family dwellings are proposed on each lot with individual wells and septic systems.

Location: Lakes Road, Town of Monroe, Orange County, New York
Tax Map Parcel # 37-1-1

Reasons Supporting this Determination:

The Planning Board reviewed Part 2 of the Short Environmental Assessment Form (SEAF) for the Proposed Action. No questions in Part 2 were answered "moderate to large impact may occur." For those questions where there is a need to explain why a particular element of the Proposed Action will not result in a significant adverse environmental impact, the Planning Board required a Part 3 evaluation and explanation of the magnitude and significance of the Proposed Action's impacts.

Impact on Land Use: The Proposed Action will result in a change in the use or intensity of use of land, but the impact will be small. The property is currently vacant and the Proposed Action involves subdividing the property into six (6) lots, and constructing a single-family detached dwelling on each lot. The Proposed Action will change the use of the property, but will not change the intensity of use of the neighborhood as a whole. The change is consistent in size with the surrounding development patterns, and the Proposed Action does not create a need for new transportation infrastructure. All stormwater runoff from the Proposed Action will flow through established paths to existing stream channels or to the County's existing drainage infrastructure within Lakes Road. As noted below, individual wells and septic systems are proposed that will be

able to meet the demands of the project. As a result, no significant adverse impacts on land use are anticipated.

Impact on Community Character: The Proposed Action will change the visual character of the area in a minor way but is generally consistent in the design, placement, size, intensity and architecture of the neighborhood or community. As noted above, the Proposed Action involves constructing six new single-family detached dwellings. The Proposed Action is consistent with the character of the surrounding area, which includes various single-family residences. All lights shall be dark-sky compliant and shall be fully shielded. Lights shall not exceed 3000 Kelvin. Additionally, as this is a cluster subdivision at least 50% of the gross area of the parcel is required to be set aside for conservation. The Applicant is proposing to conserve ± 6.4 acres in three separate areas on the project site. The Applicant is also proposing an area of dedication to the NYNJ Trail Conference for a potential trail extension that will remain for a period of time to be determined at the time of subdivision approval. As a result, no significant adverse impacts on the character or quality of the existing community are anticipated.

Impact on Traffic & Transportation: The Proposed Action may result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway, but the impact will be small. The Proposed Action will add traffic to the area, but roads have the capacity to handle the level of traffic. As a result, no significant adverse impacts on traffic and transportation are anticipated.

Impacts on Water Supply/Wastewater Treatment Facilities: The Proposed Action will impact private water supplies and private wastewater treatment facilities, but the impacts will be small. The lots will be served by private onsite wells and individual sewage disposal systems. Under Town Code §A65-8(L)(2), the Applicant was required to drill one test well in order to determine if groundwater is available to serve the proposed lots. Town Code §A65-8(L)(2) provides that “[t]he Planning Board, in consultation with the Town engineer and/or hydrogeologist, shall also specify the duration of the pumping tests and the extent of monitoring of adjoining wells based upon the information presented by the applicant and existing hydrogeological data for the area in question.” The Applicant has conducted a pumping test following protocol that was acceptable to the Town Engineer. Additionally, the information presented by the Applicant and existing hydrogeological data for the area did not warrant the monitoring of adjoining wells. The well test results indicate that the water supply is adequate to service the total demand of the Proposed Action and yielded 5.3 gallons per minute (gpm). The Applicant’s engineer has provided a signed letter, dated July 21, 2026, indicating that there is adequate water to supply the total demand of the Proposed Action. Water quality tests indicate the water sampled meets the current applicable NYSDOH drinking water standards. This has been confirmed in coordination with the Planning Board’s hydrologist in a letter dated July 21, 2026. Prior to subdivision approval, additional recommendations will be included as conditions of approval related to water supply design for the individual wells as per the Planning Board’s hydrologist’s comments. The location and design of the onsite septic systems for each of the lots has been reviewed and accepted by the Town Engineer. As a result, no significant adverse impacts on water supply/wastewater treatment facilities are anticipated.

Impacts on Historic or Archaeological Resources: The DEC EAF Mapper indicated that the project site is located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. The Planning Board has received correspondence from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), dated July 23, 2019, which states that OPRHP has reviewed the project and “[b]ased upon this review, it is the opinion of OPRHP that no properties, including

archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.” As a result, and based upon such correspondence from OPRHP, no significant adverse impacts to historic or archaeological resources are anticipated.

Impacts on Natural Resources (Wetlands, Waterbodies, Groundwater & Flora and Fauna): The Proposed Action may result in an adverse change to wetlands, waterbodies, flora and fauna. As noted above, the Proposed Action will be served with six new ground water wells, the Applicant’s well test results are acceptable for the demand of the Proposed Action, and there are no known water supply problems with adjacent similar uses. Thus, impacts to groundwater are not anticipated.

The project site contains wetlands under the jurisdiction of the U.S. Army Corps. of Engineers and the Town of Monroe, and involves disturbance to the wetland buffer regulated by the Town of Monroe. No disturbance to regulated wetlands is proposed. The proposed action involves placement of a net $\pm 1,190$ cubic yards of fill within the 100-foot wetland buffer area, and total buffer disturbance of approximately 1.37 acres. This includes buffer disturbances on Lots 4 and 5 that are associated with the installation of the sewage disposal systems, and do not include placement of fill or removal of material. Additionally, the buffer disturbances in such lots are associated with a wetland located outside the Town of Monroe (in the Town of Chester) and have been noted by the Applicant to be conservative. The Applicant is required to obtain a Local Wetlands Disturbance Permit from the Planning Board under Town Code Chapter 57. Additionally, as noted above, the Applicant must comply with the SPDES General Permit for Stormwater Discharges from Construction Activity and SWPPP to manage stormwater runoff.

Further, as noted above, the DEC EAF Mapper indicated that the project site may contain Northern Long-eared Bat (*Myotis septentrionalis*), a NYS and federal listed endangered species. The Proposed Action involves the removal of 129 trees. The Applicant shall comply with the NYSDEC tree removal restriction (limiting all tree removal to between November 1 and March 31) to avoid impacts to Northern Long-eared bat and their habitat. This tree removal restriction will be included as a note on the subdivision plat and incorporated as a condition of approval. Additionally, the Applicant will plant approximately ± 10 trees to replace those being removed. As a result, no significant adverse impacts to wetlands, waterbodies, groundwater or flora and fauna are anticipated.

Impact on Drainage, Runoff & Flooding: The Proposed Action will result in an increase in the potential for erosion, flooding or drainage problems. The Proposed Action includes paving and other impervious surfaces, but runoff will be controlled by a Stormwater Pollution Prevention Plan (SWPPP). The Applicant has submitted an erosion and sediment control plan and must obtain coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, as the Proposed Action involves disturbance of more than one acre. All stormwater runoff from the Proposed Action will continue to flow through established drainage paths to existing stream channels or to the County’s existing drainage infrastructure within Lakes Road. The Proposed Action is not located in a 100-year floodplain and is located within an area of minimal flood hazard (Zone X).

As a result, and based upon the Applicant’s compliance with the SPDES General Permit for Stormwater Discharges from Construction Activity and the SWPPP, no significant adverse drainage, runoff or flooding impacts are anticipated.

The Town of Monroe Planning Board finds that the proposed action will not result in any significant adverse environmental impacts by its approval, and therefore no further environmental review is necessary.

For Further Information, Contact:

Bonnie Franson, Chair
Town of Monroe Planning Board
1465 Orange Turnpike
Monroe, New York 10950
Phone: 845-783-1900 x115
Email: planning@monroeny.org

A copy of this Notice has been filed with the Planning Board as SEQRA Lead Agency.

Project: Meadow Hill - 0169-2018

Date: 7/21/26

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. <u>Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</u>	☒	☐
2. <u>Will the proposed action result in a change in the use or intensity of use of land?</u>	☒	☐
3. <u>Will the proposed action impair the character or quality of the existing community?</u>	☒	☐
4. <u>Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</u>	☒	☐
5. <u>Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</u>	☒	☐
6. <u>Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</u>	☒	☐
7. <u>Will the proposed action impact existing:</u> a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. <u>Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</u>	☒	☐
9. <u>Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</u>	☒	☐
10. <u>Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</u>	☒	☐
11. <u>Will the proposed action create a hazard to environmental resources or human health?</u>	☒	☐

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Town of Monroe Planning Board	
Name of Lead Agency Bonnie Franson	7/27/26 Date
Print or Type Name of Responsible Officer in Lead Agency Bonnie Franson	Title of Responsible Officer Bonnie Franson
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

From: [Monroe Conservation Commission](#)
To: [Alyssa Kezek](#)
Cc: [fschuepfer@gmail.com](#); [donnalynmc@hotmail.com](#); [mikkelbfinsen@me.com](#); [Maureen Richardson](#); [Luis Rivera](#); [Bethany Stephens](#); [Sal Scancarello](#); [Mary Bingham](#)
Subject: Meadow Hill and [REDACTED]
Date: Wednesday, July 29, 2026 1:08:48 PM

Hi Alyssa,

Thank you for asking for input from the Monroe Conservation Commission regarding the two projects. We would like to address each project:

Meadow Hill

We have a few concerns with this project not the least of which is why it is even being considered. Six huge structures on a scenic roadway five of which are five bedroom homes? All on septic systems and wells directly across from a closed dump? Even putting these concerns aside this project

- Involves the clearing of a massive amount of trees
- Invites the building's expansion in the future
- Have the lots been surveyed for heritage trees? Specimen trees?
- Will the builder even consider pervious or pavers for driveways?
- Is the green cross-hatching the limits of Federally Regulated Wetlands? Is the required 100ft buffer included?
- Lot 3 is very close to Wetland boundary. Have there been soil testings was used to determine the wetland boundary?

This project map you included did not include the buildings going in on the Town of Chester side of the development. It is much larger than the Monroe maps include. The Monroe Conservation Commission is not in favor of the project as it presents itself. The buildings are too large, the proximity to a closed landfill, the destruction of trees and a massive project on a scenic highway does not make sense. The buildings themselves invite expansion in the future.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The Monroe Conservation Commission opposes these developments.

Tom Lawrence
Chair, Town of Monroe Conservation Commission
1465 Orange Turnpike
Monroe, NY 10950
845.783.1900



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 615-3840
Fax: (845) 291-2533

Alan J. Sorensen, FAICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

Local Referring Board: Town of Monroe Planning Board

Applicant: Meadow Hill LLC

Project Name: Meadow Hill Subdivision

Proposed Action: Major Subdivision of existing 12.6 acre parcel into six residential lots

Reason for County Review: Within 500 feet of County Route 5 (Lakes Rd); within 500 feet of the Town of Chester/Town of Monroe boundary

Date of Full Statement: July 27, 2026

Referral ID #: MOT 07-26N

Tax Map #: 37-1-1

Local File #: 0169-2018

Comments:

The Department has received the above referenced major subdivision and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

1. Water Quality: The applicant has proposed individual wells and septic systems to serve the proposed residences. The project site is located across Lakes Road from the former Town of Monroe landfill, officially closed and capped in 2007. Two monitoring wells on the landfill site tested positive for PFAS at levels above the safe lifetime limit in 2018; no water quality testing after that date has been submitted for this application. Two proposed well locations for this project (the wells on Lots 1 and 2) are located within 300 feet of the landfill, and test well has been drilled on Lot 1 and pumped to test for water supply. Additionally, the proposed locations of the septic fields in relation to the onsite wells and the wetlands on Lots 1, 2, and 6 may cause additional water quality issues.
 - a. The Town should require the applicant to submit any water quality test results from the water supply pump test; if no such analysis was performed, then water quality testing should be performed on the test well and results submitted to the Town prior to approval of this application.
 - b. The Town must ensure that the minimum separation distance of 100 feet between the onsite well and the onsite septic system on Lot 1 is established and maintained; at this time, the separation appears to be approximately 80 feet.
 - c. The applicant should consider regrading proposed Lot 2 between the septic leach field and the onsite well. As currently configured and shown on the site plan, any failure of a leach line is likely to direct sewage effluent into the well.
 - d. The proposed leach field for Lot 6 is entirely within the Town of Monroe's required 100-foot-wide buffer area around the wetland on that lot. If possible, the Town should work with the applicant to find another perc location and relocate the leach field.
2. Traffic: Although the applicant proposes adding only six residences, which would not normally raise traffic concerns, the proposed residences will all have direct driveway access to Lakes Road. We advise the Town that the traffic changes from six new driveways in proximity to each other and approximately 900 feet south

of Camp Monroe Road, serving a seasonal children's camp, have the potential to cause traffic delays in a heavily traveled corridor, particularly in the summer. We further advise the Town that the Orange County Department of Public Works must approve the proposed driveway locations and the applicant is required to obtain an encroachment permit prior to any construction occurring on the project site. We advise the Town that either pairing or sharing driveways between pairs of lots, specifically a paired or shared driveway between Lots 1 and 2, between Lots 3 and 4, and between Lots 5 and 6, could reduce the traffic delays and potential crashes resulting from this project.

3. Environmental Constraints: The proposed project is in an area known to contain habitat suitable for endangered or threatened species, including the Northern Long-eared Bat. The project site also contains portions of two Significant Natural Communities as designated by the New York State Department of Environmental Conservation (NYSDEC), the Appalachian Oak-Hickory Forest and the Chestnut Oak Forest. We advise the Town and the applicant to contact NYSDEC to ensure that best practices are followed during construction, in order to minimize any accidental takings of these species. Best practices are likely to include times for tree harvesting, among other measures; a Phase 1A Habitat Assessment may also be required due to the presence of the Significant Natural Communities onsite.
4. Tree Preservation: In keeping with the Town of Monroe Tree Preservation Code (Title XX of the Town of Monroe Zoning Code), the applicant has prepared a plan showing the removal of 131 mature trees. This is deemed by the code to be equivalent to 263 "tree density units," defined by §57-3 of the Town of Monroe Code as "[a] unit of measurement intended to quantify the relationship in terms of value between a large tree that cannot be replaced, and multiple smaller trees of a caliper suitable for planting as replacements." We advise the Town that we support 1:1 replacement of the tree density units, so the applicant would then be responsible for planting 263 trees, but that a portion of those plantings may need to take place offsite at a property owned by the Town of Monroe in the event that the number of trees cannot be accommodated onsite, as permitted by the code.
5. Wetlands: The project site contains 2.6 acres of wetlands under the jurisdiction of the United States Army Corps of Engineers; although these wetlands are not under New York State jurisdiction and subject to the NYSDEC required buffer, the Town of Monroe has adopted a local wetlands law that does require a minimum 100-foot-wide buffer around the wetland. The proposed development locations would incur into the wetland buffer area on each lot, although the wetlands themselves are not proposed to be disturbed by construction activities. We advise the Town that stormwater protection measures should be strictly enforced throughout the construction phase and that limits of disturbance and wetland boundaries both be clearly marked on the site.

County Recommendation: Local Determination

Date: August 5, 2026

Prepared by: Megan Tennermann, AICP, Planner



Alan J. Sorensen, FAICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.



TOWN OF MONROE
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: MEADOW HILL, LLC – LAKES ROAD MAJOR SUBDIVISION & WETLAND PERMIT
PROJECT LOCATION: LAKES ROAD (CR #5) - (APPROX. 3,000 FT SOUTHWEST OF LAROE RD)
SECTION 37 – BLOCK 1 – LOT 1
PROJECT NUMBER: 18-169
DATE: 12 AUGUST 2026
CONSULTANT: MECURIO-NORTON-TAROLLI-MARSHALL ENGINEERING & LAND SURVEYING
PLAN DATE: REVISED 15 JUNE 2026
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 13 +/- ACRE PARCEL INTO SIX (6) SINGLE-FAMILY RESIDENTIAL LOTS AS A CLUSTER SUBDIVISION. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING

1. The property is located within the RR-1 Zoning District for the Town. Six (6) single-family residential lots are proposed.
2. Comments dated 29 July 2026 have been received from the Monroe Conservation Commission.
3. The Applicant has submitted a Tree Plan. The Board discussed with the Applicant the addition of additional tree plantings in front of Lot 4 in consideration of the KALA comments dated 30 June 2026.
4. The plans will need to be submitted to Orange County Department of Health for the Realty Subdivision approval upon preliminary subdivision approval granted by the Planning Board.
5. The GML review dated 5 August 2026 has been received from the County.
6. Add the Subdivider Certification note from section A65-39 to Plan Sheet 1.
7. The Applicant provided well testing data for Lot 1 which was reviewed by the Town's Hydrogeologist Consultant. The Board discussed the potential of having the well test reports for the additional lots submitted to the building department prior to issuance of certificates of occupancy.
8. Include the Planning Board approval block in the lower right-hand corner of each plan sheet. (copy emailed to Applicant's Engineer.)

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read "Matthew J. Sickler", with a long horizontal flourish extending to the right.

Matthew Sickler, P.E.
Engineer for the Planning Board

P:\10-10 TOWN OF MONROE\10-11 Planning Board\000 - Applications - Projects 2016-2019\18-169 - Meadow Hill - Sorrentino - Major Sub - Lakes Rd\Technical Review Comments\8-12-26 Meadow Hill - Lakes Rd (18-169).docx

Michael E. Miele, PE

Licensed Professional Engineer

Licensed In New York, New Jersey, Connecticut & California

New York License # 079676

New Jersey License # 44042

Connecticut License # 23158

California License # 31508

May 18, 2026 – Revised July

Town of Monroe Building Department

The Office of the Building Inspector

1465 Orange Turnpike

Monroe, NY 10950

Re: KJ Cemetery – 30-34 Schunnemunk Road, Monroe, NY 10950 SBL 1-2-29
Septic Certification Letter
Town of Monroe, County of Orange, State of New York

Dear Building Department

My name is Michael Miele, I am a licensed professional engineer, licensed to practice engineering in the state of New York. I have been retained to inspect and certify the functionality of the existing SDS (Sewage Disposal System) for the above referenced property. Based on this I can offer the following.

- According to the owner, the facility has 10 employees; as per NYS Design Standards for Intermediate Sized Wastewater Treatment Systems and utilizing Table B-3 – “Typical Per-Unit Hydraulic Loading Rates” of 15 GPD per employee = total 10 employees x 15 GPD/employee = 150 GPD total.
- The existing SDS (Sewage Disposal System) consists of a 1250 gallon, concrete, H2O loading septic tank, a 6-hole distribution box and 110 L.F. of standard absorption trench.

Based on the letter from the septic contractor (E Cooper and Sons, dated April 14th 2026) and based on my on-site inspection on May 17, 2026, I can certify that the system appears to be operating properly and shows no sign of system failure. The system was hydraulically loaded to simulate design conditions and there was no evidence of failure. System failure as detailed by the NYS Design Standards for Intermediate Sized Wastewater Treatment Systems and APPENDIX 75-A - New York State Department of Health

If you have any questions, please feel free to call me at any time. Thanks in advance.

Sincerely Yours,



Michael E. Miele, PE
NYS License #079676



E. COOPER & SON SEPTIC

KJ Cemetery
34 Schunnemunk Rd
Monroe, NY 10950
SBL 1-2-29

July 27, 2026

Dear KJ Cemetery,

E. Cooper & Son has been servicing the above listed septic system for the past two years. The septic tank and system are in good condition and working properly. There is an existing 1250 gal h-20 loading tank with d.b 6 distribution box

Cooper Septic

Mario Cooper Jr



854 Hill Ave
Pine Bush, NY
12566

PHONE 845-744-3536
FAX 845-744-8457
EMAIL Cooperseptic@yahoo.com



TOWN OF MONROE
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: KIRYAS JOEL CEMETERY
PROJECT LOCATION: 30 SCHUNNEMUNK ROAD MONROE, NY
SECTION 1 - BLOCK 2 - LOT 29
PROJECT NUMBER: 10-11; 25-236
DATE: 11 AUGUST 2026
CONSULTANT: BRACH & MANN ASSOCIATES
PLAN DATE: 24 JULY 2026
DESCRIPTION: THE APPLICATION IS SEEKING SITE PLAN AMENDMENT AND SPECIAL USE PERMIT APPROVAL FOR AN EXISTING ACCESSORY BUILDING. THE APPLICATION WAS LAST BEFORE THE BOARD ON 21 JULY 2026.

1. The project is located on a 4.74 acre parcel in the Town's Suburban Residential (SR-10) District. A cemetery is allowed as a special use in this District.
2. The Applicant originally proposed a connection to the Orange County Sewer. Revised plans then proposed a new septic system on the adjoining parcel 305-1-1.11. The current plan proposes a continued use of the existing septic system on the project parcel. The Applicant has provided letters from Michael Miele, P.E. and E. Cooper and Son Septic regarding the condition of the existing septic system. The letter from Michael Miele, P.E. should identify the anticipated system flow in gallons per day based upon the number of employees and confirm that the system is adequate to handle that flow.
3. The side and rear yard setbacks shown in the zoning table on Plan Sheet 1 do not appear to be correct. They should be measured to the property line and not to the adjacent parcel line in the Village.
4. The wall mounted light fixtures have been limited to 3000K on Plan Sheet 3 as requested.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read 'Matthew Sickler', with a horizontal line extending to the right.

Matthew Sickler, P.E.
Engineer for the Planning Board

P:\10-10 TOWN OF MONROE\10-11 Planning Board\000 - Applications - Projects 2025\25-236 Kiryas Joel Cemetery\Planning Board\Technical Review Comments\8.11.26 KJ Cemetery (25-236).docx

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

CONFORMANCE WITH ZONING REGULATIONS:

THIS IS TO CERTIFY THAT ALL LOTS AND PARCELS SHOWN ON THIS SUBDIVISION PLAT COMPLY WITH THE REQUIREMENTS OF THE ZONING ORDINANCE OF THE TOWN OF MONROE AND ARE SUITABLE FOR DEVELOPMENT UNDER THE PROVISIONS OF THAT ORDINANCE.

SUBDIVIDER'S SIGNATURE

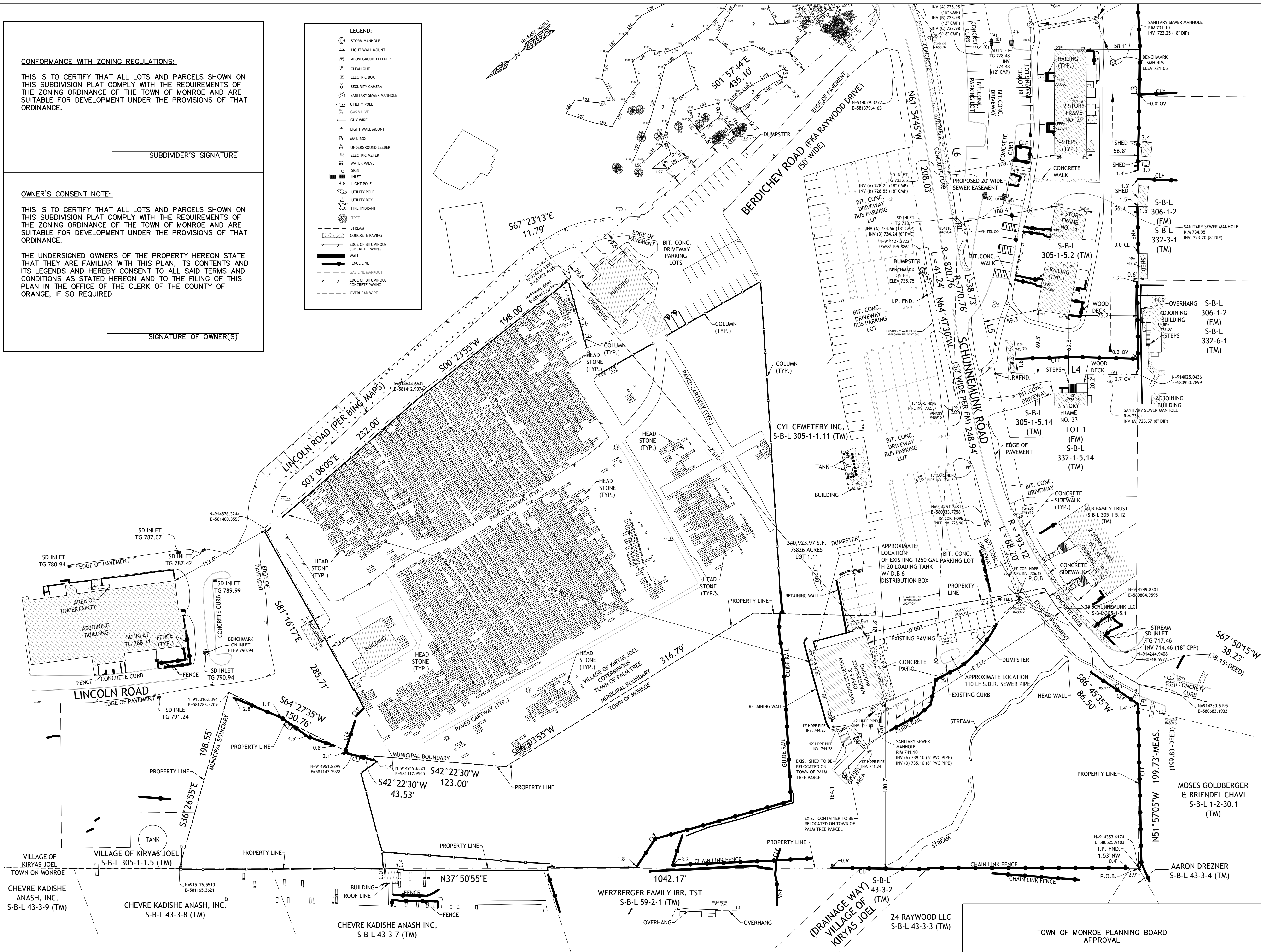
OWNER'S CONSENT NOTE:

THIS IS TO CERTIFY THAT ALL LOTS AND PARCELS SHOWN ON THIS SUBDIVISION PLAT COMPLY WITH THE REQUIREMENTS OF THE ZONING ORDINANCE OF THE TOWN OF MONROE AND ARE SUITABLE FOR DEVELOPMENT UNDER THE PROVISIONS OF THAT ORDINANCE.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE OF OWNER(S)

LEGEND:	
	STORM MANHOLE
	LIGHT WALL MOUNT
	ABOVEGROUND LEADER
	CLEAN OUT
	ELECTRIC BOX
	SECURITY CAMERA
	SANITARY SEWER MANHOLE
	UTILITY POLE
	GAS VALVE
	GUY WIRE
	LIGHT WALL MOUNT
	MAIL BOX
	UNDERGROUND LEADER
	ELECTRIC METER
	WATER VALVE
	SIGN
	INLET
	LIGHT POLE
	UTILITY POLE
	UTILITY BOX
	FIRE HYDRANT
	TREE
	STREAM
	CONCRETE PAVING
	EDGE OF BITUMINOUS CONCRETE PAVING
	WALL
	FENCE LINE
	GAS LINE ABANDONMENT
	EDGE OF BITUMINOUS CONCRETE PAVING
	OVERHEAD WIRE



SHEET LIST TABLE

SHEET 1	SITE LAYOUT AND ZONING
SHEET 2	EXISTING CONDITIONS
SHEET 3	LIGHTING PLAN

GENERAL NOTES:

- RECORD OWNER & APPLICANT:
KIRYAS JOEL CEMETERY INC
P.O. BOX 1192
MONROE NY 10949
- PROPERTY ADDRESS:
30-34 SCHUNNEMUNK RD,
KIRYAS JOEL, NY 10950,
TOWN OF MONROE,
ORANGE COUNTY, NEW YORK
- TAX MAP NUMBER:
SECTION 1, BLOCK 2, LOT 29
- PARCEL AREA/SIZE:
4.875 AC
- ADJOINING PROPERTY SBL: 305-1-1.11
OWNER:
CYL CEMETERY INC
58 LEE AVE BROOKLYN NY 11211
ADJOINING PROPERTY SBL: 305-1-5.2
OWNER:
K J HOUSING CO INC
P.O. BOX 800 MONROE NY 10949
- EXISTING WATER SERVICE IS PROVIDED BY
THE VILLAGE OF KIRYAS JOEL MUNICIPALITY
- THE OFFICE & MAINTENANCE BUILDING
IS SERVED BY AN EXISTING SEWER SEPTIC SYSTEM

NOTES:

TOWN OF MONROE TAX MAP DESIGNATION: SECTION 1 BLOCK 2 LOT 29

ZONING DISTRICT SR-10:	REQUIRED ±*	PROVIDED:
MINIMUM LOT AREA	1 ACRE	4.875 AC
MINIMUM LOT WIDTH	125'	148'
MINIMUM FRONT YARD	50'	200'
MINIMUM SIDE YARD (ANY ONE)	30'	164'
MINIMUM SIDE YARD (TOTAL FOR BOTH)	65'	679±
MINIMUM REAR YARD	60'	587±
MAXIMUM BUILDING HEIGHT	35/2.5 STORIES	26'
MAXIMUM LOT COVERAGE	15%	8.41%

* WITH WITHOUT CENTRAL SEWER FACILITIES

SITE PLAN PREPARED FOR:
KJ CEMETERY
SCHUNNEMUNK ROAD
ORANGE COUNTY, NEW YORK

SITE LAYOUT AND ZONING

PREPARED BY:		REVISIONS:	
BRACH&MANN		DATE:	01/08/25
BM		DATE:	01/08/26
ASSOCIATES		DATE:	02/25/26
mail@bmassoc.com		DATE:	03/25/26
DWG BY: LG		DATE:	06/24/26
SCALE: 1"=50'		DATE:	07/24/26
DATE: 12/31/24		SHEET 1/3	

TOWN OF MONROE PLANNING BOARD
APPROVAL

PROJECT NAME: _____
PROJECT #: 25-236

CHAIRPERSON: _____ DATE: ____/____/20____
RESOLUTION DATED: _____
RESOLUTION FILED DATE: _____

PARKING CALCULATION:

OFFICES AND OFFICE BUILDINGS:

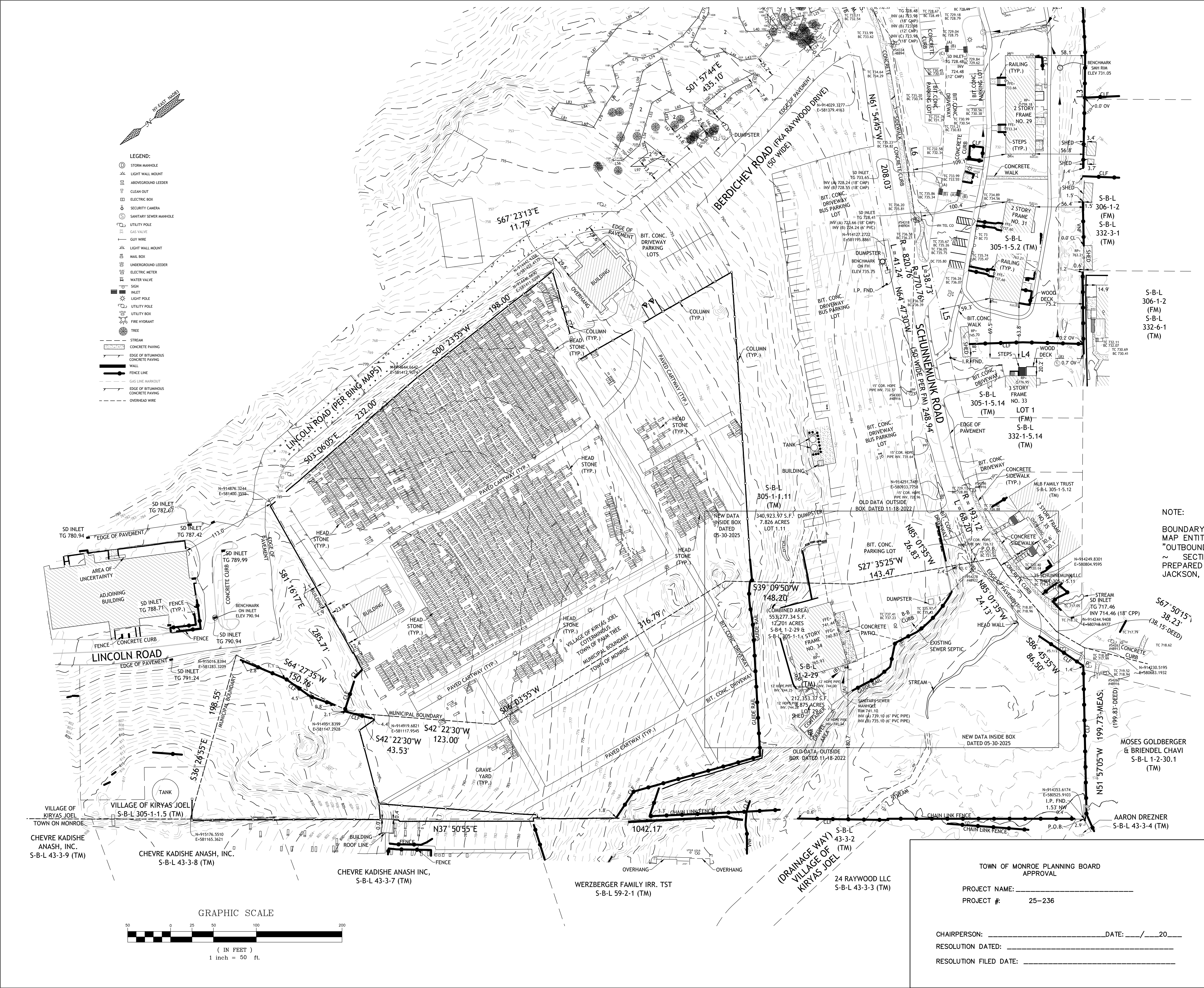
WHOLESALE WAREHOUSE & STORAGE:

TOTAL OF PARKING SPACE PROVIDED: 17

REQUIRED:

1 PARKING SPACE FOR EACH 200 S.F. OF FLOOR AREA,
3,028 * 200 = 15.14 PARKING SPACE

1 PARKING SPACE FOR EACH 2000 S.F. OF FLOOR AREA,
2,985 * 200 = 1.49 PARKING SPACE

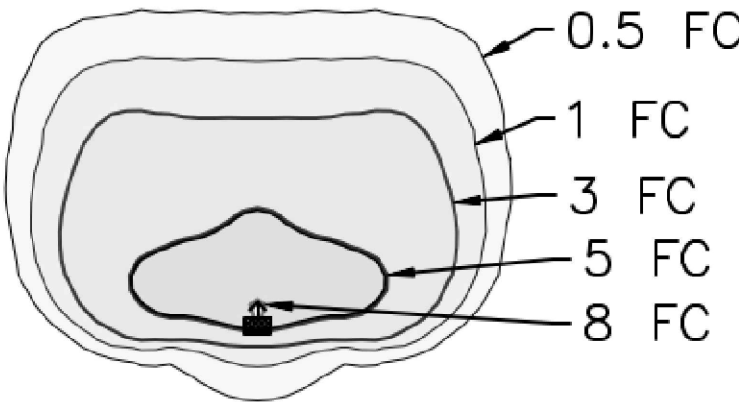
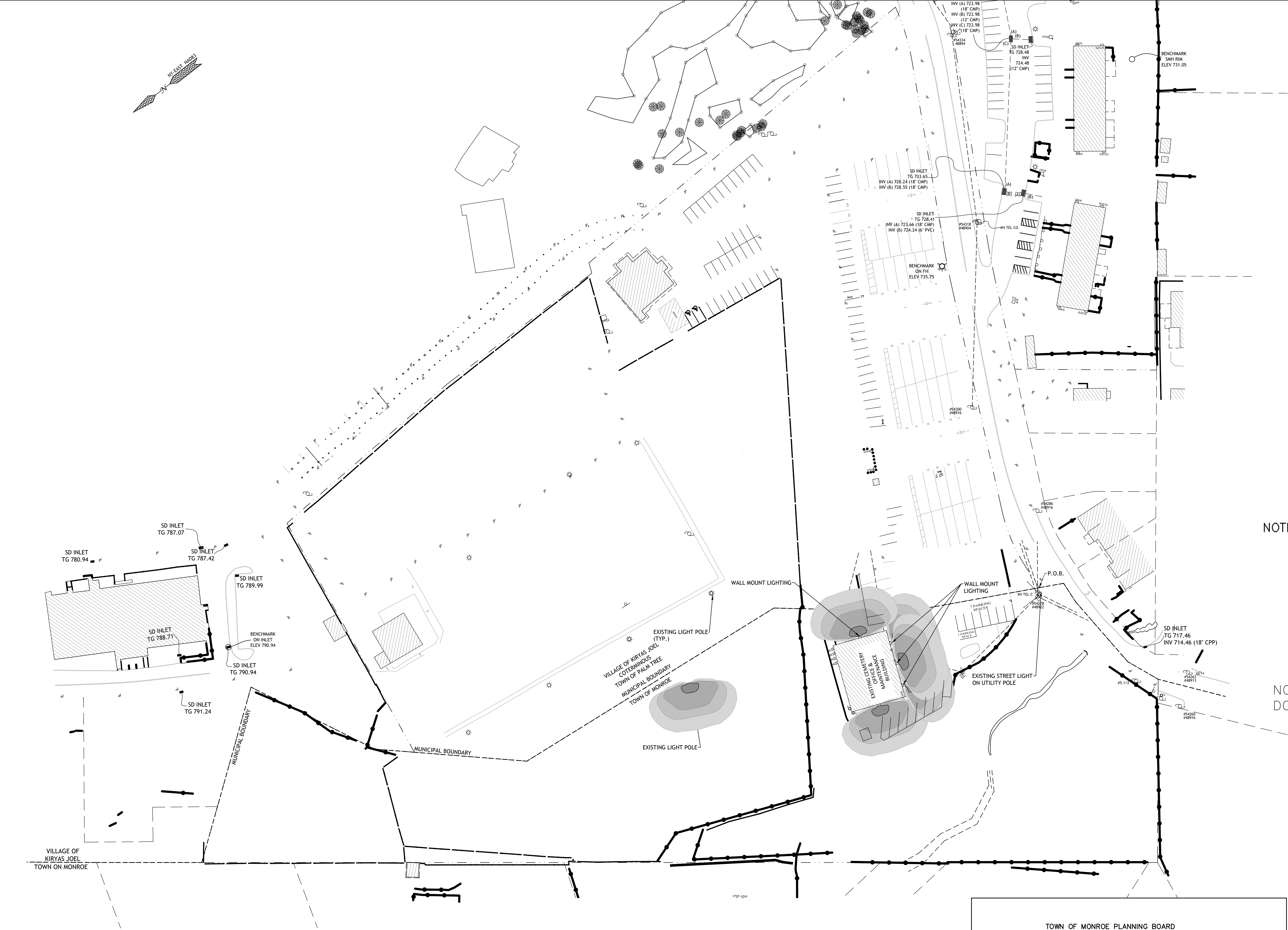


NOTE:
BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY:
MAP ENTITLED:
"OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR SCHUNNEMUNK ROAD
~ SECTION 1 ~ BLOCK 2 ~ LOT 29 ~"
PREPARED BY: CLEARPOINT SURVEYING, DPC
JACKSON, NJ 08527 - MONTICELLO, NY 12701

SITE PLAN PREPARED FOR:
KJ CEMETERY
SCHUNNEMUNK ROAD
ORANGE COUNTY, NEW YORK

EXISTING CONDITIONS

PREPARED BY:		REVISIONS:	
BRACH&MANN BM ASSOCIATES	PO Box 622 Monroe, NY 10949 T. (845) 782-5014 F. (845) 782-5015 mail@bmassoc.com	DATE:	01/08/25
		DATE:	01/08/26
		DATE:	02/25/26
		DATE:	03/25/26
		DATE:	06/24/26
DWG BY: LG		SCALE: 1"=50'	DATE: 12/31/24
			SHEET 2/3

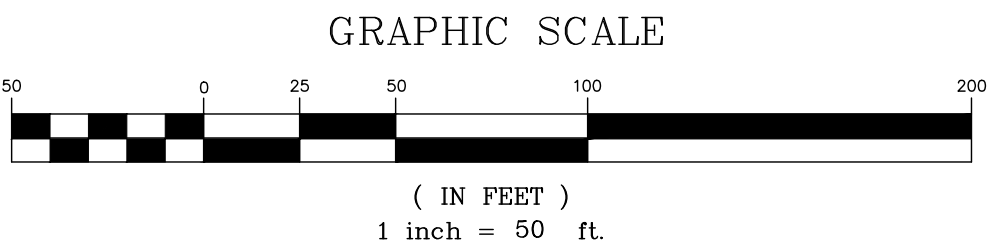


NOTE: FOOTCANDLE LINES SHOWN ARE
BASED ON A 10' WALL MOUNTING
HEIGHT

EATON "GAN GALLEON"
LUMINAIRE 'A'
TYPE SL4 DISTRIBUTION

PHOTOMETRIC DIAGRAM
N.T.S.

NOTE:
DO NOT EXCEED 3000 KELVIN (3000K)



TOWN OF MONROE PLANNING BOARD APPROVAL	
PROJECT NAME: _____	
PROJECT #:	25-236
CHAIRPERSON: _____	DATE: ____/____/20____
RESOLUTION DATED: _____	
RESOLUTION FILED DATE: _____	

SITE PLAN PREPARED FOR: KJ CEMETERY SCHUNNEMUNK ROAD ORANGE COUNTY, NEW YORK	
LIGHTING PLAN	
PREPARED BY: BRACH&MANN BM ASSOCIATES	REVISIONS:
PO Box 622 Monroe, NY 10949 T. (845) 782-5014 F. (845) 782-5015 mail@bmassoc.com	DATE: 01/08/25
	DATE: 01/08/26
	DATE: 02/25/26
	DATE: 03/25/26
	DATE: 06/24/26
	DATE: 07/24/26
DWG BY: LG	SHEET 3/3



TOWN OF MONROE
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: RAYWOOD M&M, LLC
PROJECT LOCATION: 81 RAYWOOD DRIVE, LOT 3 - SECTION 43 - BLOCK 1 - LOT 11.3
PROJECT NUMBER: 25-238
DATE: 12 AUGUST 2026
CONSULTANT: CIVIL TEC ENGINEERING & SURVEYING, PC
PLAN DATE: 6 MAY 2026
DESCRIPTION: THE PROJECT RECEIVED CONDITIONAL APPROVAL ON 15 JULY 2025 AND PREVIOUSLY SATISFIED ALL CONDITIONS. THE APPLICANT IS SEEKING AN AMENDED SITE PLAN APPROVAL.

1. We have received an amended plan set consisting of three sheets prepared by Civil Tec Engineering & Surveying, PC. The purpose of the amendment is to remove drainage features that were previously required when the 3-lot subdivision area of disturbance was greater than 1 acre. Lots 1 and 2 were recently combined to reduce the area of disturbance for the overall development.
2. The previous approval also included Plan Sheets C-701 and C-801 which were the tree plan and landscaping details. These sheets should be part of the amended set and a drawing index should be placed on Plan Sheet 1 listing all plan sheets including landscaping.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read 'Matthew J. Sickler', with a horizontal line extending to the right.

Matthew Sickler, P.E.
Engineer for the Planning Board

P:\10-10 TOWN OF MONROE\10-11 Planning Board\000 - Applications - Projects 2025\25-238 Raywood M&M LLC\Planning Board\Technical Review Comments\8-12-26 Raywood M&M LLC (25-238).docx

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



STATE ENVIRONMENTAL QUALITY REVIEW
NOTICE OF INTENTION TO ESTABLISH A LEAD AGENCY

PLEASE TAKE NOTICE that the within is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 of the New York State Environmental Quality Review Act ("SEQRA"). The Town of Blooming Grove Town Board ("Town Board") at a regular meeting held on **July 14, 2026** duly adopted by Resolution its intention to be the Lead Agency for all environmental review of the proposed action described below. The Board intends to act in the Lead Agency status for the Project described below:

NAME OF ACTION: Orange & Rockland Utilities, Inc. Line 96/Line 97 Public Utility Transmission Line Replacement Project

LOCATION: Orange & Rockland Rights of Way ("ROW") in Town of Blooming Grove, Village of South Blooming Grove and Town of Monroe. The ROW generally varies in width from approximately 20 to 200 feet and extends in a north-south direction from the Monroe Substation located on Orange & Rockland Road in the Town of Monroe to the Bloomington Grove Substation located in the Town of Blooming Grove.

SEQRA STATUS: Type I

DESCRIPTION OF ACTION: The Project proposes the rebuild of an approximately 4.5-mile-long portion of the existing single-circuit transmission line within an existing, 109.6-acre area public Utility ROW. The rebuild would include the removal of existing conductors and a total of 114 existing monopoles within the ROW; which includes 108 monopoles that are currently in use along Line 96, 5 lattice towers, and one utility pole. The existing monopoles proposed to be removed are mostly monopole designs with wood or galvanized steel poles with above-ground heights that range from 25.5 to 70 feet above ground level, with an average above ground height of approximately 42.6 feet. In addition to replacing monopoles, the Project includes the reconductoring of the existing conductors and ground wires, which will be replaced with larger, aluminum conductor steel supported (ACSS) conductors, and optical ground wire (OPGW). A total of 104 replacement monopoles and six retained monopoles are proposed, resulting in a total of 110 proposed monopoles once installation is completed. All proposed monopoles would consist of monopole galvanized steel or wooden poles with above-ground heights of that range from 45 to 116 feet (an average above ground height of approximately 81 feet across the entire line), which represents a 38-foot increase to the average above ground height when compared to the existing monopoles. In addition, minor upgrades at the existing Monroe and Blooming Grove substations are also proposed, including the replacement of two existing monopoles in the northern portion of the Monroe Substation.

REASONS SUPPORTING THIS DETERMINATION: The anticipated impacts of the action being considered are primarily of local significance and a significant portion of the action is occurring in the Town of Blooming Grove. The Town Board is the best agency with the broadest

governmental powers for investigation of the impacts of the proposed action concerning the Project and the Town Board has the greatest capability for providing the most thorough environmental assessment of the proposed action.

PLEASE TAKE FURTHER NOTICE that this determination, subject to agreement of the agencies involved and all applicable law, shall become effective thirty (30) calendar days from the date hereof. This Notice shall be mailed on August 5, 2026. The Town Board would ask that each involved agency fill out the attached "Lead Agency Consent" form either consenting or not consenting to the Town Board of the Town of Blooming Grove serving as Lead Agency. Please return the completed form on or before September 4, 2026 to the contact person listed below.

IF YOU DO NOT RESPOND WITHIN 30 DAYS, IT WILL BE INTERPRETED AS CONSENT THAT THE TOWN BOARD OF THE TOWN OF BLOOMING GROVE SERVE AS LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF SEQRA DETERMINATIONS AND HEARINGS AND COPIES OF ALL APPROPRIATE ENVIRONMENTAL DOCUMENTS WILL BE MADE AVAILABLE TO YOU. WE ENCOURAGE YOUR AGENCY TO COMMENT ON THIS PROPOSAL.

FOR FURTHER INFORMATION:

Contact person: Darlena Decker, Town Clerk
6 Horton Road
PO Box 358
Blooming Grove, New York 10914

A COPY OF THIS NOTICE HAS BEEN SENT TO:

INVOLVED or INTERESTED AGENCIES:

Town of Blooming Grove Town Board – (Prospective Lead Agency)
6 Horton Rd
P.O. Box 358
Blooming Grove, NY 10914

Town of Blooming Grove Zoning Board of Appeals
6 Horton Rd
P.O. Box 358
Blooming Grove, NY 10914

Town of Blooming Grove Planning Board
6 Horton Rd
P.O. Box 358
Blooming Grove, NY 10914

Town of Blooming Grove Building Department
6 Horton Road
P.O. Box 358
Blooming Grove, NY 10914

Town of Blooming Grove Highway Department
2741 Route 94
Blooming Grove, NY 10914

Village of South Blooming Grove Village Board
811 Route 208
Monroe NY 10950

Village of South Blooming Grove Zoning Board of Appeals
811 Route 208
Monroe NY 10950

Village of South Blooming Grove Planning Board
811 Route 208
Monroe NY 10950

Village of South Blooming Grove Building Department
811 Route 208
Monroe NY 10950

Village of South Blooming Grove Office of Village Clerk
811 Route 208
Monroe NY 10950

Town of Monroe Town Clerk
1465 Orange Turnpike
Monroe, NY 10950

Town of Monroe Planning Board
1465 Orange Turnpike
Monroe, NY 10950

Town of Monroe Building Department
1465 Orange Turnpike
Monroe, NY 10950

Orange County Department of Planning
1887 County Building
124 Main Street
Goshen, NY 10924

Orange County Department of Public Works
2455-2459 Route 17M
Goshen, NY 10924

NYS Department of Environmental Conservation
Regional Permit Administrator
21 South Putt Corners Road
New Paltz, New York 12561-1620
Environmental Notice Bulletin
50 Wolf Road
Albany, New York 12233-0001

NYS Department of Environmental Conservation (NYSDEC)
Division of Environmental Permits
625 Broadway 4th Floor
Albany, New York 12233-1750

NYS Office of Parks, Recreation, & Historic Preservation State Historic Preservation Office
(SHPO)
Peebles Island Resource Center
P.O. Box 189
Waterford, NY 12188-0189

NYS Department of Transportation (NYSDOT)
50 Wolf Road
Albany, NY 12232

NYS Public Service Commission
Three Empire State Plaza
(Agency Building 3)
Albany, NY 12223-1350

US Army Corps of Engineers (USACE)
New York District
Attn: Regulatory Branch, Room 16-400
26 Federal Plaza
New York, NY 10278-0090

US Fish & Wildlife Service (USFWS)
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045

**TOWN OF BLOOMING GROVE
TOWN BOARD
TYPE I ACTION-COORDINATED ENVIRONMENTAL REVIEW**

LEAD AGENCY CONSENT FORM

**REGARDING ORANGE & ROCKLAND UTILITIES, INC. LINE 96/LINE 97 PUBLIC
UTILITY TRANSMISSION LINE REPLACEMENT PROJECT**

On behalf of the Involved Agency Name: _____

The above-named involved agency hereby:

(Please check one)

☐ **CONSENTS** to the Town Board of the Town of Blooming Grove serving as Lead Agency for the coordinated environmental review of the Proposed Action and requests that the undersigned continue to be notified of all filings and hearings in this matter.

☐ **DOES NOT CONSENT** to the Town Board of the Town of Blooming Grove serving as Lead Agency and desires that _____ instead serve as Lead Agency. *To contest Lead Agency designation, the undersigned intends to follow the procedures in accordance with SEQRA 6 NYCRR Part 617.6*

DO YOU HAVE ANY COMMENTS (attach additional sheets as needed):

Dated: _____

Signed By: _____

Title: _____

Please return to:

**Town of Blooming Grove Town Clerk
6 Horton Road
Blooming Grove, New York 10914**