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

Local Referring Board: Village of Monroe Planning Board

Applicant: Threetel Holdings LLC

Project Name: Threetel Holdings LLC

Proposed Action: Minor Subdivision to create two nonresidential lots to separate the existing retail use from the existing warehouse use

Reason for County Review: Within 500 feet of NYS Routes 208 and 17M; within 500 feet of the Orange County Heritage Trail

Date of Full Statement: March 21, 2018

Referral ID #: MOV 06-18N

Tax Map #: 203-3-3.2

Local File #: none provided

Comments:

The Department has received the above referenced minor 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:

Stormwater Management: Although both proposed parcels are already developed and no additional development will result from this subdivision, we advise the Village to consider requiring stormwater management practices on the project site. None are shown on the site plan provided, although such practices may be present on the property; additional practices would serve to reduce stormwater runoff and replenish groundwater in an area where groundwater supply is known to be limited.

County Recommendation: Local Determination

Date: April 18, 2018

Prepared by: Megan Tennermann, AICP, Planner



David Church, AICP
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.