

VILLAGE OF MONROE PLANNING BOARD

REGULAR MEETING

MARCH 23, 2021

PRESENT: Chairman Boucher, Members Allen, DeAngelis, Hafenecker, Karlich, Kelly, and Parise; Attorney Cassidy, Engineer O'Rourke, Planner Fink, Traffic Consultant Connell, Engineer Barber.

Chairman Boucher opened the meeting at 7:00 p.m. with the Pledge of Allegiance to the flag. Chairman Boucher stated that this meeting is being held via Zoom in conformance with Executive Order 202.10 from the Governor Cuomo.

Scoping Session

1. **208 Business Center Site Plan – (201-3-3, 4, 7, 8)**

Present: Kirk Rother, PE; Ken Wersted, PE, Creighton Manning

Secretary Doherty read the Scoping Notice into the record. Engineer Rother presented an overview of the project. The 208 Business Center project is for a proposed mixed use commercial and retail office facility located on approximately five acres of land on Gilbert Street Extension and the Route 208 slip pass. Several existing tax parcels are proposed to be merged into one. The current proposal has a structure with a 47,500 square foot footprint. The ground floor is being slated for retail uses and the second story of 25,000 square feet slated for office space. The 208 Business Center project lies within the GB zoning district. On the project site there is parking proposed which has a capacity of approximately 260 vehicles. The most significant potential impacts from this project identified by the Planning Board are related traffic. Traffic analysis for this project has been done for the applicant by Creighton Manning. There have been multiple communications with New York State DOT regarding improvements for the Schunnemunk Road and Route 208 North Main intersections. The Planning Board has deemed the 208 Business Center project a Type 1 Action. A positive declaration has been issued for this project. A draft scoping document has been prepared. Potential impacts listed to be studied on the draft scope include traffic, the aesthetic and community resources associated with the Town of Monroe park, drainage impacts associated with runoff into Orange-Rockland Lake, as well as water and sewer extension impacts. Planner Fink stated that the scoping process is a multi-step process. Scoping defines the issues that the applicant needs to address in their environmental impact statement. The scoping document the Planning Board finalizes will be the roadmap the applicant will use for preparing that document. The final scoping document will be used to judge whether or not that draft EIS is complete and that all issues identified were covered. Once the Draft EIS is deemed complete, a public hearing will be held during a public comment period for the Draft EIS. SEQR requires that a period of at least 30 days be held open for public review and comment. Following the public comment period a Final EIS is prepared which will consist of any changes or corrections made to the Draft EIS. The Final EIS is a document the Planning Board will formally adopt. After the Final EIS is adopted there is a final written Finding

Statement which the Planning Board will prepare. The Finding Statement balances the social and economic benefits of the project against the adverse impacts identified in the draft and final EIS. Engineer Wersted presented a file which depicted the proposed traffic improvements superimposed over the 208 Business Center site plan. Engineer Wersted provided an overview of the traffic situation for the 208 Business Center project. Adjacent to the 208 Business Center project site is the YMCA. A portion of the YMCA parking lot is visible on the document. Gilbert Street extension is visible on the left side of the document. A Mobile gas station is located on an island located between the NYS Route 208, Schunnemunk Street, and North Main Street roads. 208 Business Center would have two drive ways. One drive way exits onto Gilbert Street Extension. The second driveway exits onto Route 208. Currently, the traffic signal located on the intersection of North Main Street and Schunnemunk Street NYS 208 is problematic and creates traffic congestion. The traffic light is over capacity relative to the traffic that enters the intersection. The concept currently developed is to take the one way segment of Route 208 and create a two way flow. This two way flow would facilitate traffic from Route 17 as traffic could now bypass the existing traffic light located on the intersection of North Main Street and Schunnemunk Street. The access to Gilbert Street Extension currently is difficult. As of now it is not possible to turn left onto Gilbert Street Extension from Schunnemunk Street NYS 208. On Schunnemunk Street there is also a slip ramp, and yield sign. The approaches on the Gilbert Street Extension and Schunnemunk Street would be realigned to create a four way intersection controlled with a traffic signal. The North Main Street section is proposed to be "hooked" into the intersection of Route 208 and the proposed 208 Business Center driveway which exits onto Route 208. A conceptual drawing of the future project 424-434 North Main St project by an unrelated applicant is also depicted on the document. This conceptual drawing was added to give perspective on potential access points. Member Kelly asked how these two proposed traffic lights depicted on the plan will help ease traffic congestion in the area. Engineer Wersted stated that the two additional lights will ease traffic congestion by relieving some of the pressure on the existing traffic light on the intersection of Schunnemunk Street and North Main Street. The two proposed street lights will also be synchronized with each other. Traffic studies were conducted which evaluated the impact these two proposed traffic lights could have. The results indicated that traffic will be alleviated with the addition of the two proposed lights. The results of the traffic studies also accounted for other potential projects in the area. A sensitivity analysis was done on the 424-434 North Main St project, Threetel project, expansions for businesses on Gilbert Street Extension, the Clovewood Residential project in Blooming Grove. There was discussion at the March 8, 2021 Workshop regarding the proposed Forest Road Bridge to 208 Connector Road, which would also alleviate traffic in the Route 208 Area. Chairman Boucher opened up the meeting for public comment. None was provided. Chairman Boucher stated that public comment can be received up until April 2, 2021.

On a Motion made by Member Kelly and seconded by Member Parise, it was unanimously:
Resolved that the Public Scoping Session for Route 208 Business Center be closed.

**State Environmental Quality Review Act (SEQR)
Notice of Public Scoping Session 208 Business Center
NYS Route 208 and Gilbert Street Extension
Section Block Lot Nos. 201-3-3, -4, -7, and -8
Village of Monroe Planning Board, Orange County, NY**

The Village of Monroe Planning Board, as Lead Agency, is reviewing an application from 208 Business Center, LLC for a proposed 72,500 square foot mixed-use retail and office building on a five acre site located on New York State Route 208 and Gilbert Street Extension in the Village of Monroe. The proposal includes 47,500 square feet of retail use on the first floor and 25,000 square feet of offices on the second

floor, parking for approximately 259 cars. The development is proposed to be supplied with sewage service from Orange County Sewer District No. 1's Harriman sewage treatment plant, water service from the Village of Monroe, and on-site stormwater management facility development. The site is within the Village of Monroe's General Business (GB) Zoning District and the adjoins the Town of Monroe's O & R Park.

The Planning Board has required the applicant to prepare a Draft Environmental Impact Statement (DEIS) to address potential environmental impacts of the project. Involved and Interested Agencies, residents and other members of the public are invited to participate in defining the scope (or contents) of the DEIS reflecting their concerns and information needs.

On March 23, 2021 at 7:00 PM, the Planning Board will hold a public scoping session via an electronic meeting using Zoom.com. The Zoom meeting links are posted on the Village of Monroe's website. The applicant has prepared a Draft Scoping Document that outlines the areas they have proposed for study in the DEIS. This document is available on the Internet for viewing, downloading, or printing at <http://www.villageofmonroe.org>.

Written comments on the Draft Scoping Document are welcomed. Persons attending the Zoom scoping session will have an opportunity to speak to make their scoping suggestions known. The period for submitting written comments on the scope of the DEIS will close on April 2, 2022. Comments should be submitted by that date to Fiona Doherty, Village of Monroe Planning Board, 7 Stage Road, Monroe, NY 10950. Afterwards, the Planning Board will issue a Final Scoping Document. 208 Business Center Notice of Public Scoping Session

This Notice and the Draft Scoping Document Sent to:

208 Business Center, LLC, Applicant
Village Mayor Neil Dwyer & Village of Monroe Board of Trustees
Village of Monroe Planning Board
Village of Monroe Zoning Board
Village of Monroe Water Department
Village of Monroe Department of Public Works
Town Board of the Town of Monroe
Orange County Sewer District No. 1
Orange County Environmental Facilities and Services
Orange County Department of Health
Orange County Department of Planning New York State Department of Transportation
New York State Department of Environmental Conservation
New York State Office of Parks, Recreation and Historic Preservation
Environmental Notice Bulletinb@gw.dec.state.ny.us

Regular Meeting

1. **208 Business Center Site Plan – (201-3-3, 4, 7, 8)**
Present: Kirk Rother, PE; Ken Wersted, PE, Creighton Manning

Engineer Barber provided her comments. A comment memo was provided by Engineer Barber's office regarding the Draft Scope last week. The intent is to have a red line version of the draft scope document issued for the Planning Board's review on the April 12, 2021 Workshop. The final scope will be adopted on the April 27, 2021 regular meeting. The comment memo provided by Engineer Barber's office contains suggestions regrading some typographical errors as well as format changes. The first issue to be discussed is a follow-up regarding Member Parise's comments regarding the discrepancies in listed building sizes on the Draft Scoping Document, the Site Plan, and the Positive Declaration. The building footprint reviewed during SEQR is the

maximum that will be allowed for approval and development. There are also comments regarding Section 3 Part A. of the Draft Scope. The existing topography of the site is highly varied. The range is from 604 – 630 feet. The proposed grading plan has not been reviewed yet, but it appears the 208 Business Center site will require a significant amount of soil displacement. Engineer Barber stated that it is assumed the applicant's intent is to cut the site down to achieve a gentle slope to match the grade of the streets, which would require soil to be transported from the site. A soil disposition plan should be provided to identify the volume of soil to be removed, the number of trucks needed, the truck trips required to dispose of the soil, and also the routes the trucks will take for ultimate disposal. If fill will be imported to the site, Engineer Barber's office request that the applicant test for contamination. The applicant should also discuss the need for retaining walls and methods for dust control. The DEC requested the applicant confirm compliance with the Mined Land Reclamation regulations. Under Section 3 Subtopic B the "Water Resources" section could be bifurcated to discuss wetlands and surface water separate from stormwater management. There are minor comments regarding vegetation and wildlife. Engineer Barber's office requested that the applicant provide additional information for more specificity to be added for the EIS regarding visual impacts. These details to be added included decorative retaining walls, limitations on lighting for nighttime operations for security, and also limiting light levels on property lines. Engineer Barber's office also provided comments on easements. There is an easement shown approaching Orange and Rockland Lake; the approving authority and potential restrictions should be fleshed out. Engineer Barber's office also provided comments regarding water and sewer. These comments include confirming capacity on the Village of Monroe's water district and also that the Orange County Sewer District #1 can accommodate the 208 Business Center project. The estimate usage and demand is 8,400 gallons a day. Engineer Barber's office also requested discussion on the improvements that would be required for connecting the project to the respective utilities and discussion on the ownership and maintenance of onsite infrastructure. For completeness, The addition of sections on noise and community facilities be added to the draft scope. Existing potential impacts and potential mitigation measure for both noise and community Facilities were listed by Engineer Barber's office. Included was also a recommendation that in the alternative section include a discussion on the proposition by Kiryas Joel to install the Connector Road along Schunemunk Road. Engineer Rother asked if identifying the sensitive noise receptors, mentioned in the proposed addition of the noise section of the draft, were to be identified by the applicant or Planning Board. Engineer Barber stated that the applicant can do a scan of the area, and the Planning Board can request potential sensitive noise receptors identified to be added. Member Hafenecker asked if the proposed retail space on the 208 Business Center project will be a cluster of shops or an open floor plan, like a grocery store. Engineer Rother stated that the plan for the ground floor retail is to have one larger tenant intended to be a grocery type store. There is a section on the first floor that is almost two stories in height, where small shops would be present and would face Route 208. The proposed offices would be on the second story and there would be a view down through the mezzanine into the first floor. Member Hafenecker asked if the offices on the second floor would be medical. Engineer Rother stated that as of now the proposed office space is available to any interested tenant. Planner Fink asked Engineer Barber, regarding the proposed noise section on the draft scope, if there were any requests for decibel readings for the current conditions on the site so a baseline can be established. Engineer Barber stated that the request for ambient decibel level to be measured on site during peak daytime and nighttime operations. Attorney Cassidy read the resolution for the Extension of Scoping for 208 Business Center into the record. Attorney Cassidy read the resolution to establish an Escrow Account for 208 Business Center into the record. Attorney Cassidy stated that the Planning Board had previously indicated that due to outstanding Violations on the 25 Gilbert Street Extension, the 208 Business Center application would not be on the March 23, 2021 agenda unless the violations were resolved to the

satisfaction of Building Inspector Cocks. An email was sent by Building Inspector Cocks stating he was amenable to the 208 Business Center project as the owner of the property has made significant progress with remediating the violations. Planner Fink stated that the red line version of the draft scope should be circulated after the close of the written comment period which ends on April 2, 2021. Attorney Cassidy notes that the Planning Board's submission deadline for the April Meetings is March 29, 2021. As the written comment period ends on April 2, 2021, this deadline falls outside of the submission deadline. The red line version of the scope will be submitted to the board after the submission deadline on March 29, 2021.

On a Motion made by Member Parise and seconded by Member Kelly, it was unanimously:
Resolved that the resolution to extend the time for Scoping for 208 Business Center be adopted.

On a Motion made by Member Parise and seconded by Member Karlich, it was unanimously:
Resolved that the resolution to establish an escrow account for the application of 208 Business Center be adopted.

VILLAGE OF MONROE
PLANNING BOARD
RESOLUTION TO EXTEND THE TIME FOR SCOPING
208 BUSINESS CENTER

WHEREAS, the Village of Monroe Planning Board is considering action on mixed-use retail and office development at the intersection of 208 and Gilbert Street Extension,

WHEREAS, the Planning Board adopted a Positive Declaration pursuant to the State Environmental Quality Review Act ("SEQR") on February 23, 2021 and has requested Scoping as set forth in the SEQR regulations; and

WHEREAS, 6 NYCRR 617.8 establishes a 60 day time frame to adopt a final written scope;

WHEREAS, the applicant has consented to extend such time frame to April 27, 2021,

NOW THEREFORE BE IT RESOLVED that the time for scoping shall be hereby extended until April 27, 2021 on consent of the applicant.

Motion by Member Parise, Second by Member Kelly– Dated March 23, 2021

Member Keith Allen	Aye
Member Jeff Boucher	Aye
Member Geraldine DeAngelis	Aye
Member Paul Hafenecker	Aye
Member Marilyn Karlich	Aye
Member Fred Kelly	Aye
Member Gary Parise	Aye

Filed in the Office of the Planning Board Clerk on this _____ day of March, 2021

Fiona Doherty
Planning Board Clerk

I, Ann-Margret Baxter, Clerk of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

Ann-Margret Baxter, Clerk

VILLAGE OF MONROE PLANNING BOARD

RESOLUTION TO ESTABLISH AN ESCROW ACCOUNT FOR THE APPLICATION OF 208 BUSINESS CENTER

WHEREAS, the Planning Board is considering the application of 208 Business Center for a multi-use commercial building including office and retail and associated traffic improvements to 208 in the vicinity of Gilbert Street Extension and Schunnemunk Road;

WHEREAS, the Planning Board adopted a positive declaration pursuant to the State Environmental Quality Review Act on February 23, 2021; and

WHEREAS, Chapter 98 of the Village Code requires that an escrow account be established for the costs incurred by the board for the review of environmental impact statements;

NOW THEREFORE BE IT RESOLVED, that after consulting Village professional consultants and the Village’s fee schedule, an escrow account shall be established with an initial deposit of \$ 25,000.00;

BE IT FURTHER RESOLVED THAT pursuant to Chapter 98, the applicant shall replenish such account when the account balance falls below \$ 15,000.00.

Motion by Member Parise, Second by Member Karlich– Dated March 23, 2021

- Member Keith Allen Aye
- Member Jeff Boucher Aye
- Member Geraldine DeAngelis Aye
- Member Paul Hafenecker Aye
- Member Marilyn Karlich Aye
- Member Fred Kelly Aye
- Member Gary Parise Aye

Filed in the Office of the Planning Board Clerk on this _____ day of March, 2021

Fiona Doherty
Planning Board Clerk

I, Ann-Margret Baxter, Clerk of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

Ann-Margret Baxter, Clerk

2. Spring Hill Apartments – Multi Family Housing Site Plan (207-4-11.1 & 15)

Present: Kevin Brodie, Architect; Joseph Nyitray, Brooker Engineering; Bria Brooker, Brooker Engineering; Ira Emanuel, Esq, Michael Abuladze, Owner;

Engineer O'Rourke provided his comments. The applicant has addressed all engineering comments Engineer O'Rourke's office provided. Some remaining were problems minor traffic issues, which the applicant addressed and revised plans. The note on the site plan for the maintenance of the graveyard in perpetuity was added. Traffic Consultant Connell provided her comments. The requested traffic signs were added to the revised plans. The extensions on the Spring Street and Franklin Avenue sidewalks were added. Member DeAngelis stated that she could not find the drawings for the balconies and asked for details about the balconies. Architect Brodie stated that the floor plans show the balconies on them. Each unit has its own balcony. The colors for the balconies will match what are shown in the renderings that were approved by the Planning Board, which should be white. Member DeAngelis stated that the balcony details, such as color and dimension, should be made part of the record. Member DeAngelis asked if these balconies are Juliet style. Architect Brodie displayed the floor plans for the Planning Board. The balconies are Juliet style, narrow, and are only 30 inches deep. There are 34 apartments, so there will be 34 balconies. Member DeAngelis asked about the procedure for balcony maintenance. Architect Brodie stated that the proposed Juliet style balconies will be powder coated aluminum and are estimated to last 10 years without additional maintenance. Pre colored cement board trim, which has a warrantee of 40 years, will also be installed around the balconies facing Spring Street. This pre colored cement board trim will most likely be used on the rear as well for longevity. Member DeAngelis stated that the balconies look like railings and she is concerned for the safety of small children on the balconies. Architect Brodie stated that the height on the balconies will be 42 inches tall to comply with Code. Member Allen asked if occupants of the apartments will be allowed to have barbecue grills on the balconies. As each balcony is only 30 inches deep, any grill used in the balcony would be close to the siding. Architect Brodie stated that the owner would not want grills being used on the balconies as that would be a fire hazard. New York has a five feet minimum distance from any combustible. No grills would be allowed. Member DeAngelis stated that a "No Barbecue Grills" condition be noted in the lease agreement. Attorney Cassidy stated that a "No Barbecue Grills on the balconies" condition will be added to the approval resolution. Member Parise asked if the balconies are off of the bedroom or living room portion of the unit. Architect Brodie stated that the units facing Spring Street have balconies off of the bedroom portion of the units, and the units facing Franklin Avenue have the balconies off of the living room portion of the unit. The balconies for the Franklin Avenue facing units are also slightly larger. The balcony at the rear over the portico is larger, and is actually the entry portico roof. Planner Fink read the Negative Declaration into the record. Member Parise stated that there is no historic Village of Monroe district found in the Village of Monroe code. Planner Fink stated that the Village of Monroe is on the National Registrar of Historic Places. Attorney Cassidy stated that under the Reasons to Support this Declaration item 7 that line should be revised to say "The site is located within an archaeologically sensitive area due to its proximity to the Village of Monroe Historic District, as designated on the National Register of Historic Places." Attorney Cassidy stated that for the Approval and Special Permit Resolution Building Inspector Cocks had requested that compliance with rental registry local law be incorporated. Attorney Cassidy read the Approval and Special Permit Resolution into the record. Member DeAngelis requested that the approved color renderings of the Spring Hill Apartments be added to the file. Attorney Cassidy stated that the approved color renderings will be noted as a condition reading "The improvements shall conform to the renderings as submitted by the applicant.". Engineer O'Rourke noted that should the applicant need to cut a tree down on the project site that tree would have to be cut down before the March 31 to meet the guidelines for SEQR regarding habitable trees for endangered bats. That tree cutting should be coordinated with Engineer O'Rourke's Office or the Building Department.

2. After reviewing the Full Environmental Assessment Form (EAF) for the project dated 5/27/20, the Planning Board has concluded that environmental effects of the proposed project will not exceed any of the Criteria for Determining Significance found in 6 NYCRR 617.7(c).

3. The proposed Site Plan includes the need to extend electric and other utilities to the site for the two proposed multi-family residential buildings. The Planning Board finds that underground utility installation is warranted for its aesthetic benefits, to remain consistent with § 200-49.2.J of the Village Code, and for its health and safety benefits.

4. The proposed action will require connection with community water and sewer services available on Spring Street. Water and sewer use are expected to be approximately 9,460 gallons per day (gpd). The Village Engineer has reviewed the proposed water service connections and the proposed sanitary sewer connections and determined that both can be safely accommodated. In a report from the applicant's engineers dated January 28, 2021, it was concluded that: *"The proposed water mains will meet code requirements for flow and pressures and that the Village of Monroe water system has sufficient capacity to service the projected water demand."* Sewer services are provided from Orange County Sewer District #1 and a sewer connection will be required to the existing sewer main. The sewage treatment plant has sufficient capacity to accommodate the use.

5. A Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the New York State Department of Environmental Conservation (DEC) issued SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001, January 2020). The proposed stormwater management system consists of an underground infiltration system below the on-site centralized 70 car parking lot with infiltration at its base. The proposed system has been designed to provide enough storage and infiltration volume to offset the increases in runoff associated with the land disturbances and construction activity planned for the site. The system is sized to reduce the peak rate of runoff leaving the site for rainfall events having recurrence intervals ranging from 1 to 10 years, with slight increases in 25 and 100 year events. Further, the stormwater management system has been designed to provide water quality and quantity controls in accordance to the New York State General Permit. The SWPPP dated May 2020 has been certified by the applicant's Engineer, Brian A. Brooker, P.E. and the project owner Malkhaz Abuladze.

6. The site area generally is known to provide habitat for a State listed Threatened species, the Northern long-eared bat. The site contains several mature trees, along the parcel's boundary with the parcel to the north, that may need to be removed prior to or during construction activities. If any of these trees do need to be removed, they will be removed in accordance with State recommended restrictions on ground disturbance activities to protect bats between the period from April 1 to October 31. This means that tree removal and the felling of trees that may be habitat for listed bat species will be avoided during the growing season by restricting the felling of trees to the period from November 1 to March 31. If this is not possible, the trees will be field checked by a qualified biologist prior to felling to ensure they do not provide suitable habitat for the State listed species. If they do, further consultation may be necessary with the DEC prior to any trees identified as habitat.

7. The site is located within an archaeologically sensitive area due to its proximity to the Village of Monroe Historic District, as designated on the National Register of Historic Places. The site was previously altered for commercial purposes including a laundry within a block building, which is currently found on the site and will be demolished prior to construction of the proposed apartment buildings. A Phase 1 Environmental Report was completed to determine if any substances of concern were present on the site. None were identified. There have also been reports of the presence of asbestos in the existing building. The Village of Monroe Building Department must issue a Demolition Permit and will monitor the demolition and construction activities to ensure such activities are performed so that public health is protected and any asbestos identified in the buildings is removed in accordance with state and federal requirements. This will include the filing of an asbestos report with the Village Building Department following removal activities.

The site is not located within a designated scenic resource. However, the Village of Monroe National Register Historic District is at a distance of approximately 600 feet from the District's boundaries. The nearest buildings that have been surveyed by the New York State Office of Parks Recreation and Historic Preservation outside of the Historic District are the Monroe Village Hall and the Martin Konnight Building. The Village Hall has been determined not to be eligible for the National Register of Historic Places while the Konnight Building has not been determined to be either eligible or ineligible for the National Register. At the present time, it is not on the National Register. The proposed project will be visible from Spring Street and Franklin Avenue and it will not be directly visible from either building nor from the Village Historic District. Both landscaping and lighting plans have been prepared and have been reviewed by the Planning Board and its consultants to ensure visual impacts are minimized. No direct or indirect impacts to historic resources are expected. For archaeology, the site has been identified as a known location for grave sites. Ground penetrating radar was performed on the site and a report identifying the locations of the graves was conducted in 2019 by Atlantic Leak Detection and Utility Locating LLC. The grave site will be protected and preserved in perpetuity. A black aluminum picket fence will be placed around the grave site within a lawn area in the common areas of the apartment complex. A plaque will be placed on the fence, notifying tenants of the presence of this resource. No further mitigation is necessary.

8. Traffic will increase as a result of the proposed apartment development. The estimated number of additional trips on local streets expected during the AM peak hour are 17 trips while the PM peak hour is 23 trips. A Traffic Access and Impact Study was prepared by Frederick P. Clark Associates/Hardesty & Hanover dated July 23, 2020. The Study identified existing traffic patterns in the area surrounding the site, calculated the traffic generation expected from the proposed 34 multifamily dwellings, and then analyzed the impacts of increased traffic on the identified intersections and streets including Spring Street and Franklin Avenue, Spring Street and Mapes Place, and the proposed site access onto both Spring Street and Franklin Avenue. The Study concluded that *"The results of the analyses for four different Alternatives for access has little impact and the access options show no real benefits from a traffic perspective...since the level of site traffic added to any one of these [i.e. Spring Street and Franklin Avenue] roadways is very insignificant, as reflected in the results of the detailed capacity analysis modeling."* The Traffic Study was verified by the Planning Board's traffic engineers Kimley-Horn. The studied intersections operate at acceptable levels of service and it is expected that the intersections will continue to operate at acceptable levels of service following construction and occupancy of the 34 apartments, based upon the most current Site Plans under consideration for approval. Kimley-Horn have recommended that the signage and pedestrian connectivity modifications presented in a Memorandum to the Planning Board dated March 5, 2021 be included as part of the Site Plan approval. The applicant has consented to such modifications.

For Further Information:

Contact Person: Fiona Doherty, Secretary
Address: Village of Monroe Planning Board
7 Stage Road
Monroe, NY 10950
845.782.8341

A Copy of this Notice Filed With:

Village of Monroe Planning Board
7 Stage Road
Monroe, NY 10950

Village of Monroe Department of Public Works
Orange County Sewer District #1
NY State Department of Environmental Conservation, Region 3
NY State Environmental Notice Bulletin (ENB@dec.ny.gov) for Notice

VILLAGE OF MONROE
PLANNING
RESOLUTION TO APPROVE THE SITE PLAN AND SPECIAL PERMIT APPLICATION OF
SPRING HILL APARTMENTS, LLC
SBL 207-4-11.1 &15

WHEREAS, the Village of Monroe Planning Board has received the site plan and special permit application of Spring Hill Apartments LLC for 34 multifamily rental apartment dwelling units to be constructed in two buildings together with appurtenant storm water, landscaping and on-site parking located at the intersection of Spring Street and Franklin Avenue;

WHEREAS, the Planning Board has received and considered the following:

1. Application dated December 30, 2019.
2. Long Form Environmental Assessment Form dated May 27, 2020.
3. Site Plan prepared by Brooker Engineering dated, December 30, 2019, last revised March 9, 2021 consisting of 10 sheets including:
 - a. Drawing 1 – Site Plan
 - b. Drawing 2 – Existing conditions and demolition plan
 - c. Drawing 3 – Grading & Utility Plan
 - d. Drawing 4 – Erosion and Sediment Control Plan
 - e. Drawing 5 – Landscaping and lighting plan
 - f. Drawings 6-7 – Construction Details
 - g. Drawing 8 – Profiles
 - h. Drawing 9 – Fire Truck Maneuvering Plan
 - i. Drawing 10 – Maintenance and Traffic Plan
4. Stormwater Pollution & Prevention Plan, dated May 27, 2020, last revised January 28, 2021;
5. Water Report, dated January 28, 2021
6. Traffic Analysis prepared by Hardesty & Hanover
7. Site renderings and elevations
8. CRIS results dated December 10, 2020
9. Comments by John O'Rourke, Planning Board Engineer; Andrea Connell, Planning Board Traffic Engineer; Jim Cocks, Building Inspector; Steve Reineke, David Levinson and Elizabeth Cassidy, Planning Board Attorneys
10. Comments of the Fire Department dated December 14, 2020
11. Orange County Department of Planning letter dated August 21, 2021 pursuant to GML 239

WHEREAS, the Planning Board declared itself to be lead agency on April 27, 2020 and has determined that this is Type I action pursuant to the State Environmental Quality Review Act ("SEQR"); and

WHEREAS a duly noticed public hearing was held on August 19, 2020, September 14, 2020, October 19, 2020 and was closed on December 14, 2020;

WHEREAS after consideration of all of the materials and comment before it, the Planning Board declared that this action will not have an adverse environmental impact for the reasons set forth in the written Negative Declaration dated March 23, 2021 incorporated herein as if set forth at length.

NOW THEREFORE BE IT RESOLVED, the Planning Board hereby grants site plan approval and special permit subject to the following terms and conditions:

1. The terms of the special permit shall be incorporated as if fully set forth herein at length.
2. The Planning Board Chairman is hereby authorized to sign the site plan after the following have occurred:

- a. Applicant to pay all fees
 - b. Applicant file a performance bond with Village Clerk in accordance with the cost estimates approved by the Village Planning Board and the Village Board of Trustees dated February 16, 2021.
 - c. Applicant to cause cross easements and declaration as approved by the Village Board of Trustees and the Village Planning Board to be recorded in the Orange County Clerk's office. The recording information shall be included as a map note on the final site plan.
 - d. Confirmation by the Village Engineer and Planning Board Attorney that the final site plan conforms to the terms of this approval resolution.
 - e. Property owner shall maintain the grave site, fencing and monuments as per the site plan in perpetuity.
3. Applicant to obtain all permits including but not limited to: building permits, curb cut, sewer hook-up, and water connection
 4. Applicant to comply with all MS4 filing and permit requirements.
 5. Applicant to commence construction within one (1) year pursuant to § 200-72 (F) of the Village of Monroe Village Code. Applicant may request an extension.
 6. All landscaping as shown on the landscaping plan shall be maintained in perpetuity.
 7. The improvements shall conform to the renderings as submitted by the applicant.

Motion by Member Parise, Second by Member Kelly Date: March 23, 2021

Member Keith Allen	Aye
Member Jeff Boucher	Aye
Member Gerri DeAngelis	Aye
Member Paul Hafenecker	Aye
Member Marilyn Karlich	Aye
Member Fred Kelly	Aye
Member Gary Parise	Aye

Filed in the Office of the Planning Board Clerk on this _____ day of March, 2021

 Planning Board Clerk

I, Ann-Margret Baxter, Clerk of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

 Ann-Margret Baxter, Clerk
 Village of Monroe.

3. 683 Route 17M – Site Plan (212-2-6)
Present: Jay Stone, Owner

Engineer O'Rourke added his comments. All issues brought up by the Planning Board and Engineer O'Rourke's office have been resolved. All engineering issues have been satisfied. Attorney Cassidy read the resolution to approve the site plan and special permit application of Joel Levi for 683 Route 17M into the record.

On a Motion made by Member Parise and seconded by Member Hafenecker, it was unanimously: **Resolved that the resolution to approve the site plan and special permit**

application of Joel Levi for 683 Route 17M be approved with the modification of the date of the latest revision of the site plan to “February 17, 2021”.

VILLAGE OF MONROE
PLANNING
RESOLUTION TO APPROVE THE SITE PLAN AND SPECIAL PERMIT APPLICATION OF JOEL LEVI
FOR 683 ROUTE 17M
SBL 212-2-6

WHEREAS, the Village of Monroe Planning Board is in receipt of a site plan/special permit application to legalize an existing conversion of the second floor of a commercial building located at 683 Route 17M in the Village of Monroe;

WHEREAS, the Building Inspector has issued a land use determination dated August 31, 2020 that such conversion is subject to site plan and special permit pursuant to § 200-49.2 of the Village of Monroe Code;

WHEREAS, the Planning Board has received and considered the following:

1. Application dated, October 14, 2020
2. Short Form Environmental Assessment Form dated, November 25, 2020.
3. Site Plan prepared by AFR Engineering and Land Surveying, P.C. dated November 21, 2020, last revised February 17, 2021. Said site plan consists of two sheets labeled “Site Plan” and “Detail Sheet” respectively.
4. Site Photographs
5. Comments of Village Building Inspector and Village Engineer
6. Orange County Department of Planning 239 review dated January 25, 2021 indicating local determination.

WHEREAS, the Planning Board has determined that this is a Type II action pursuant to the State Environmental Quality Review Act (“SEQR”) and no further environmental review is required; and

WHEREAS, a duly noticed public hearing was held on January 26, 2021 and February 23, 2021;

NOW THEREFORE BE IT RESOLVED, the Planning Board hereby grants site plan approval and a special permit subject to the following conditions:

1. The terms of this special permit are incorporated herein as if set forth at length.
2. Applicant to pay all fees
3. Applicant to obtain all permits.
4. Applicant to commence construction of all improvements shown on site plan within one (1) year pursuant to § 200-48.4 and § 200-72 of the Village of Monroe Village Code. Applicant may request an extension.
5. Chairman shall be authorized to sign the site plan upon the advice of the Planning Board Engineer and Attorney that the final plan set conforms to the conditions of this amended site plan approval.

Motion by Member Parise, Second by Member Hafenecker Date: March 23, 2021

Member Keith Allen	Aye
Member Jeff Boucher	Aye
Member Gerri DeAngelis	Aye
Member Paul Hafenecker	Aye
Member Marilyn Karlich	Aye

Member Fred Kelly Aye
Member Gary Parise Aye

Filed in the Office of the Planning Board Clerk on this _____ day of March, 2021
_____ Fiona Doherty

Planning Board Clerk

I, Ann-Margret Baxter, Clerk of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

Ann-Margret Baxter, Clerk
Village of Monroe.

**4. Northeast Community Bank – Amended Site Plan – (214-1-53.2)
 Present: Larry Torro, PE, Civil Tech Engineering;**

Engineer O'Rourke provided his comments. There are no engineering issues. Engineer O'Rourke confirmed with Building Inspector Cocks that the bushes existing on the site during the time of the building's original construction had been replaced with new bushes. Some the existing bushes did not survive the originally transplant and were replaced at the front entrance onto Route 17M. Attorney Cassidy read the resolution to approve the application of Northeast Community Bank for amended site plan approval into the record. Attorney Cassidy

On a Motion made by Member Parise and seconded by Member Kelly, it was unanimously: **Resolved that the resolution to approve the site plan and special permit application of Joel Levi for 683 Route 17M be approved with the correction of the date of the latest revision of the site plan to "February 17, 2021".**

VILLAGE OF MONROE
PLANNING BOARD
RESOLUTION TO APPROVE THE APPLICATION OF
NORTHEAST COMMUNITY BANK FOR AMENDED SITE PLAN APPROVAL
SBL 214-53.2-1

WHEREAS, the Village of Monroe Planning Board is considering action on a proposed amended site plan application by Northeast Community Bank to permit the construction of a fence and wall along the easterly property line within the GB district located at 1 Freeland Street;

WHEREAS, the site has existing site plan approval dated December 18, 2017;

WHEREAS, the Planning Board has received and considered the following:

1. Application dated January 20, 2021
2. Short form Environmental Assessment Form dated January 26, 2021.
3. Site Plan prepared by Civil Tec Engineering and Surveying PC, dated January 27, 2021, last revised February 25, 2021.

4. Site photographs

5. Comments of the Planning Board Engineer, Attorney and Village Building Inspector.

WHEREAS, the Planning Board has determined that this is a Type II pursuant to the State Environmental Quality Review Act ("SEQR") and no further environmental review is required;

WHEREAS, the Planning Board referred the matter to the Orange County Department of Planning pursuant to General Municipal Law § 239 et seq. and by letter dated March 17, 2021 the Department of Planning indicated the matter was for local determination,

WHEREAS, in light of the de minimis nature of the application, the Planning Board did not require a public hearing.

NOW THEREFORE BE IT RESOLVED, that after consideration of the application materials, and the consultant comments, the Planning Board hereby grants amended site plan subject to the following conditions:

1. Applicant to maintain all landscaping as shown on the landscaping plan approved December 18, 2017 in perpetuity. A note shall be put on the final site plan prior to signature by the chairman to that effect.
2. Applicant to submit final site plan to be signed by the chairman.
3. Applicant to pay all fees
4. Applicant to obtain all permits.
5. Applicant to commence construction within one (1) year pursuant to § 200-72 of the Village of Monroe Village Code. Applicant may request an extension.
6. Chairman shall be authorized to sign the site plan upon the advice of the Planning Board Engineer and Attorney that the final plan set conforms to the conditions of this amended site plan approval.
7. All terms and conditions of the site plan approval dated December 18, 2017 remain in effect unless expressly altered by this amended site plan approval and are incorporated as if fully set forth at length.

Motion by Member Parise, Second by Member Kelly– Dated March 23, 2021

Member Keith Allen	Aye
Member Jeff Boucher	Aye
Member Geraldine DeAngelis	Aye
Member Paul Hafenecker	Aye
Member Marilyn Karlich	Aye
Member Fred Kelly	Aye
Member Gary Parise	Aye

Filed in the Office of the Planning Board Clerk on this _____ day of _____ 2021.

Fiona Doherty
Planning Board Clerk

I, Ann-Margret Baxter, Clerk of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

Ann-Margret Baxter, Clerk
Village of Monroe.

5. Threetel/Oak St. – Site Plan – (203-3-3.2)

Present: Larry Torro, PE, Civil Tech Engineering;

Engineer O'Rourke provided his comments. This project needs some variances from the ZBA. The only action the Planning Board can take tonight is the establishment of Lead Agency for this project. Lead Agency had been established previously, but the Threetel project was classified as an Unlisted action. This establishment of Lead Agency is for the Threetel project under a Type 1 action due to the proximity of the project site to the Heritage Trail. Planner Fink read the resolution establishing intent to be Lead Agency into the record. Member Karlich asked if there are any agencies other than the ZBA that will be receiving letters regarding the intent for the Planning Board to be Lead Agency for this project. Engineer O'Rourke stated that typically for the lead agency process only entities who can have approval and can take action over the project are involved. The only agency who would be taking an action for this project now would be the ZBA. Member Karlich asked what the height of the building will be, as that number is not listed in the Full EAF. Engineer Torro stated that the building would be two stories high, less than 35 feet.

On a Motion made by Member Parise and seconded by Member Hafenecker, it was unanimously: **Resolved that the resolution establishing the Village of Monroe Planning Board's intent to be Lead Agency be adopted for the Threetel Office and Warehouse project.**

617.6
State Environmental Quality Review (SEQR)
Resolution Establishing Intent to be Lead Agency
Village of Monroe Planning Board

Name of Action: Threetel Office and Warehouse

Whereas, the Village of Monroe Planning Board is in receipt of a Site Plan application by Threetel Holdings LLC for a ± 3.22 acre parcel of land located at 324 NY State Route 208, in the Village of Monroe, Orange County, New York; and

Whereas, a Full Environmental Assessment Form (EAF) dated February 23, 2021 was submitted for review by the Planning Board; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board had previously determined that the proposed project may be an Unlisted Action but upon further consideration, classified the action as Type 1 because it met the threshold found at 6 NYCRR 617.4(b)(10) as well the reduced thresholds for a Type 1 action found in 617.4(b)(6)(i), (iii), and (v); and

Whereas, the Planning Board has determined that the proposed project is not within an agricultural district or on property with boundaries within 500 feet of a farm within an Agricultural District and, therefore, the requirements of 6 NYCRR 617.6(a)(5) do not apply; and

Whereas, after examining the EAF, the Planning Board has determined that there are other involved and/or federal agencies on this matter including the Village of Monroe Zoning Board of Appeals.

Now Therefore Be It Resolved, that the Planning Board hereby declares its intent to be Lead Agency for the review of this action; and Be It Further Resolved, that the Planning Board hereby authorizes its Chairman to circulate the attached lead agency coordination request letter(s) to all other involved agencies and to discharge any other SEQR responsibilities as are required by 6 NYCRR 617 in this regard; and

Be It Further Resolved, that unless an objection to the Planning Board assuming lead agency status is received within thirty (30) days of the date of mailing the EAF, the Planning Board will become lead agency for the review of this action.

On a motion by **Member Parise**, seconded by **Member Hafenecker**, and a vote of **6** for, and **0** against, and **0** absent, this resolution was adopted on **March 23, 2021** .

Filed in the Office of the Planning Board Clerk on this _____ day of _____ 2021.

Fiona Doherty
Planning Board Clerk

I, Ann-Margret Baxter, Clerk of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

Ann-Margret Baxter, Clerk
Village of Monroe.

Other Business

1. 310 Schunnemunk St. Subdivision - Street Name

Chairman Boucher stated that Attorney Cassidy has prepared a resolution to name the new street, created because of the 310 Schunnemunk St. Stubdivision, as "Lone Pine Drive". Attorney Cassidy read the resolution to name street Lone Pine Drive into the record.

On a Motion made by Member Parise and seconded by Member DeAngelis, it was unanimously: **Resolved that the resolution to name street Lone Pine Drive be adopted.**

VILLAGE OF MONROE
PLANNING BOARD
RESOLUTION TO NAME STREET LONE PINE DRIVE

WHEREAS, the Village Planning Board approved a 2 lot subdivision located at 310 Schunnemunk Street as shown on the Subdivision Plat signed on October 5, 2020 and filed as map 239-20 on October 20, 2020 in the Orange County Clerk's office; and

WHEREAS, pursuant to § 175-16 of the Village of Monroe Code, the Planning Board shall approve the name of all street names on filed subdivision plats;

NOW THEREFORE BE IT RESOLVED that the private street shown on said subdivision plat shall be now known as "Lone Pine Drive."

Motion by Member Parise, Second by Member DeAngelis-- Dated March 23, 2021

Member Keith Allen	Aye
Member Jeff Boucher	Aye
Member Geraldine DeAngelis	Aye
Member Paul Hafenecker	Aye
Member Marilyn Karlich	Aye
Member Fred Kelly	Aye
Member Gary Parise	Aye

Filed in the Office of the Planning Board Clerk on this _____ day of _____ 2021.

Fiona Doherty
Planning Board Clerk

I, Ann-Margret Baxter, Clerk of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

Ann-Margret Baxter, Clerk
Village of Monroe.

Approval of Minutes

February 23, 2021

On a Motion made by Member Kelly and seconded by Member Parise, it was unanimously:
Resolved that the Minutes for the February 23, 2021 Planning Board Meeting be approved.

March 8, 2021

On a Motion made by Member Parise and seconded by Member Allen, it was unanimously:
Resolved that the Minutes for the March 8, 2021 Planning Board Workshop be approved with the correction of “Phil Rogers” to “Bill Rogers” for the “310 Schunnemunk St. Subdivision - Street Name” portion of the minutes.

Adjournment

On a Motion made by Member Parise and seconded by Member Kelly, it was unanimously:
Resolved that the March 23, 2021 Meeting be Adjourned at 8:46PM.