

**VILLAGE OF MONROE  
PLANNING BOARD  
WORKSHOP MINTUES**

**MONDAY MAY 24,2022  
7:00 P.M.**

**Present:** Chairman Boucher, Members Allen, Karlich, Kelly, Iannucci, Attorney Cassidy, Engineer O'Rourke, Building Inspector Cocks, Traffic Consultant Connell

**Absent:** Planner Fink, Hafenecker, Umberto

Chairman Boucher opened the meeting at 7:00 p.m. with the Pledge of Allegiance.

**445 Rt. 17M**

Ken Wersted, Creighton Manning, for the applicant

The Board Traffic Consultant Connell stated the application has been around for a couple of years. The applicant submitted a traffic study about a year ago. Which was reviewed and response letters were written. The driveway for this site was going to be on the western side closer to Stop and Shop which caused site issues. The applicant has also submitted the traffic study to the Department of Transportation (DOT). Based on feedback the applicant has moved the driveway the eastern end further away from Stop and Shop. This makes for better site lines. Based on traffic counts the DOT gave guidelines for the count and based on those guidelines the applicant did a count at a similar site. It is felt that the calculations used for the count should have been higher. The volume figure in the report is based on the wrong count not the calculated number. The Consultant is recommending is they adjust the volume to the higher calibration factors which would also affect the volume.

Chairman Boucher asked about DOT advise. The DOT advise was based on a study from 2018. The Board Traffic Consultant stated the DOT has count location throughout the state, the DOT stated use pre-pandemic counts from a similar location. The DOT similar site was in Blooming Grove. To take those numbers, compare them to the numbers from the site which is the DOT guidance.

The other comments are regarding the site plan. We understand the DOT is currently reviewing that. The site plan shows a sidewalk in front of the building. Our recommendation is that sidewalk be extended to Fitzgerald Court not just on the frontage. The revised entrance has a very short driveway for trucks. Our recommendation is they do a turn around for the largest anticipated truck. The site plans show how a fire-truck could turn around further down the road. The site plan should show a fire-truck using the driveway as well.

Chairman Boucher asked Building Inspector Cocks if this information had been sent on to EMS. Building Inspector Cocks stated he had a meeting with the Fire Department and EMS and worked the details out. Chairman Boucher stated the Board needs to formally get that one record. Board Attorney Cassidy stated they were waiting for the driveway shift information. The driveway shift was a DOT requirement as well. The Fire department has not seen the driveway shift.

Board Traffic Consultant Connell stated there will not be a significant traffic impact for this project. There are some clean-up items that need to be addressed and DOT approval is still needed.

Chairman Boucher asked the Board if they had questions. Member Kelly asked about that proposed office use and that the advice of the Board Traffic Consultant was that there is no medical office use for this project. Board Traffic Consultant stated yes, the reason for that is there is much more traffic generated for medical/dental office buildings. Typically, there is three times the traffic for a medical/dental office building and needs more parking. Board Attorney Cassidy stated the Board can put a note on the site plan that should there be any change in the use of the building they would have to appear before the Planning Board.

Chairman Boucher stated the Board will have to make the recommendation to the applicant to extend the sidewalk in order to meeting the Traffic Consultants recommendation. Larry Torro, Engineer for the applicant stated they have approached Stop and Shop about extending the sidewalk but Stop and Shop is not interested. Building Inspector Cocks stated Stop and Shop has conditional approval which will come up for renewal. When the conditional approval comes up for renewal the Board can have the discussion about extending the sidewalks. The applicant is willing to extend the sidewalk to Fitzgerald Court.

Chairman Boucher stated the Board Planner has asked during the site visit if the wet lands in the back are U.S. wetlands. If it is U.S. approval from the Army Corp of Engineers. The Planner suggested reaching out to the Army Corp of Engineers for more information on this.

The Board Planner stated that the site plans call for a clear cut but the Village code does not allow a clear cut so a landscaping plan would be required. During the site visit the Board Planner suggested a stockage fence by the residences and there was a tree that the Board was hoping to save but the tree cannot be saved.

Board Attorney Cassidy stated that now that the driveway was settled the site plan can be changed to reflect the change and recommendations.

### **208 Business Center**

Kirk Rother, P.E. Consulting Engineer, PLLC, Jon Dahlgren, Tim Miller Associates and Ken Wersted, Creighton Manning, for the applicant

Mr. Rother stated this project has not been before the Board in awhile as they were working on the DEIS which the Board is reviewing.

The DRAFT of the DEIS was submitted to the Board on April 20, 2022. Mr. Rother stated he knows there is a lot to review. We are here to discuss the process/procedure of the review. Board Attorney Cassidy stated the professionals have not finished their review. We should extent the forty-five-day deadline for the DEIS review. We should call a special workshop to review the professional's comments.

Chairman Boucher stated the Board would like to have the professional comments in to the Board by June 13, 2022.

Board Attorney Cassidy stated if a professional's meeting is needed, it will be scheduled.

### **Ramapo Street**

No one present.

Chairman Boucher stated Board Planner Fink has submitted a positive Level 1 SEQRA statement. Level 1 is the highest level for a SEQRA. The applicant has been told they have to create a scoping document for review. This will allow every one's comments to be collected so they can be reviewed. The Board cannot create the scoping document it has to be submitted to the Board.

Board Attorney Cassidy read the resolution for the positive declaration. After the resolution is adopted it will be distributed and the escrow will be formally set up and funded before any other action can be done.

State Environmental Quality Review (SEQR)

## Positive Declaration

Notice of Intent to Prepare a Draft Environmental Impact Statement  
Determination of Significance

Date: May 24, 2022

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 Village of Monroe Planning Board, as Lead Agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement (EIS) will be prepared.

Name of Action: Ramapo Street Commercial Building

Location: Ramapo Street and NY State Highway 17M  
Tax Lot S-B-L # 220-4-1

SEQR Status      Type 1     

Unlisted     

Description of Action: The proposed action involves Site Plan and Special Use Permit review and approval for a proposed commercial mixed-use building totaling 14,580 square feet for a retail use on the first floor and offices on the second floor. The site is approximately three and three-quarter (3.74) acres in size. Parking for approximately 57 vehicles is proposed along with stormwater management facilities and landscaping. Access is proposed via one entrance

and exit at the intersection of State Route 17M and Ramapo Street. The project is proposed to be served by water service from the Village of Monroe and sewer service from Orange County Sewer District No.1's Harriman sewage treatment plant. The site is located within the Village of Monroe's General Business (GB) Zoning District.

#### Reasons Supporting This Determination:

1. The proposed project has the potential to impact the intersection of Ramapo Street and New York State Route 17M. The site access is proposed at the "Y" intersection between these two thoroughfares. The proximity of the proposed single access point to the existing "Y" intersection and the project generated traffic levels during peak hours require that a traffic impact study be prepared.
2. The project development site includes the Ramapo River, which flows through the site and is a designated sole source aquifer for two million downstream users. The proposed project will require physical alteration of areas within and adjacent to the Ramapo and its banks and associated floodplain and wetlands. The Ramapo River will be the "receiving waters" for stormwater discharges from the proposed paved parking areas and proposed structure. The 100 and 500 year floodplains of the Ramapo are proposed for filling to accommodate the proposed structure and parking and the Ramapo's floodway may be affected as well.
3. The entire site is located within a New York Natural Heritage Program "Riparian Buffer Area" for the Ramapo River. These are important streamside areas that influence stream dynamics and health, filter sediment and nutrients, help attenuate flooding, and provide numerous other stream functions that when disturbed or eliminated, can lead to stream and habitat degradation. The Ramapo has already received a New York State Department of Environmental Conservation (DEC) rating of "Low Condition" on its "Stream Condition Index."
4. The entire project site has been identified as a known important area for rare aquatic animals and a State designated Significant Biodiversity Area. The Northern Long-eared bat has been identified as a Federal Threatened species that may use the site as a foraging area. Consultation with the US Fish and Wildlife Service (FWS) will be required.
5. The site is located adjacent to the Village's 20 acre Monroe Racetrack Park. The proposed development raises issues that may impact resident's enjoyment of the Park such as noise, odors, and lighting.

6. Consistency with the Village Comprehensive Plan will require an assessment under SEQR. The Plan contains a policy that affects Route 17M. Goal T1, Objective 1 states: "Allow for easier access to downtown from outlying areas and the surrounding communities; Work with the State and County to provide innovative solutions that will improve vehicular traffic flow along Route 17M and into and out of the downtown;" [while respecting pedestrians and cyclists]. No accommodations have been included for pedestrians nor cyclists. Other Comprehensive Plan policies will need to be addressed.
7. Portions of the site contain New York State Freshwater Wetlands regulatory areas as well as Federal Jurisdictional Wetlands. The State Wetland regulatory areas may be both directly and/or indirectly impacted from on-site construction activities and may require permits. The Federal wetland areas are proposed for filling and will require Federal permits and compensatory wetland creation that has been proposed in the Village of Harriman. Virtually the entire site has been identified on the State's Environmental Resource Mapper as a "Probable Wetland Area."
8. The site adjoins the Village of Monroe National Register of Historic Places District. Impacts to the Historic District, including both historic and pre-historic resources, will need to be carefully assessed.

Public Scoping of the Draft EIS will occur as follows:

Scoping of the Draft EIS will be conducted. The applicant will submit a Draft Scoping Document for review. Such Document will be forwarded to all Involved and Interested agencies at such time as the applicant has submitted it for review. A Notice of Project Scoping will be published in the official Village newspaper and posted on the Village's website. Once submitted by the applicant, the Draft Scoping Document will be available on the Internet for viewing or downloading. A Public Scoping Session will be scheduled to discuss the Scoping Document and written comments will be accepted by the Planning Board during the scoping process. Following the Scoping Session and public comment period, the Planning Board will prepare and distribute a Final Scoping Document.

For Further Information:

**Contact Person:** Rhonda Charles, Planning Board Secretary  
**Address:** Village of Monroe Planning Board  
7 Stage Road  
Monroe, NY 10950  
**Telephone:** 845-782-8341

A Copy of this Notice Filed With:

44 Main Street 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  
Village of Harriman Board of Trustees  
Village of Harriman Planning Board  
New York State Department of Environmental Conservation  
New York State Department of Transportation  
New York State Office of Parks Recreation and Historic Preservation  
Orange County Legislature for the Orange County Sewer District No 1  
Orange County Department of Public Works  
Orange County Department of Planning  
US Army Corps of Engineers  
US Fish & Wildlife Service

Board Attorney Cassidy stated that this project will need to get all the agencies listed and will take lots of engineering.

On a motion by Member Kelly and seconded by Member Iannucci it was unanimously resolved:  
**The positive declaration for Ramapo Street Commercial Building be approved and distributed to all agencies listed.**

**Moratorium:**

Chairman Boucher asked the Board if they read the documents from the Village Board in regards to the moratorium. The Village Board had a public meeting for moratorium. The moratorium is for six months with two three-month extensions. The building in the Village is out pacing the size of the Village so the comprehensive plan needs to be review.