

**VILLAGE OF MONROE
PLANNING BOARD
MEETING MINTUES**

**TUESDAY February 28, 2023
7:00 P.M.**

Present: Chairman Boucher, Members Kelly, Iannucci, and Umberto, and Attorney Cassidy, Engineer Peters

Absent: Members Allen, Hefanecker and Karlich

On a motion by Member Kelly and seconded by Member Umberto it was resolved to:
Open the regular meeting for February 28, 2023.

Aye – 4

Nay – 0

Absent: Members Allen, Hefanecker, and Karlich

208 Business Center:

Present for the applicant: Attorney Charles Gotlieb, Engineer, Kirk Rother.

Kirk Rother, Engineer for the applicant, stated he had received the comments from the Board Planner. Chairman Boucher stated if they had any question in regards to the Planner's comments to reach out to the Planner and he will be happy to answer any comments.

Mr. Rother stated he was hoping to have a conference call to review the Planner's comments. Attorney Cassidy stated yes, as that is not a public meeting that could be done via ZOOM. After this is done the information will be presented to the Board.

Sean Peters, Engineer for the Board discussed their comments.

List of Topics and discussion follows:

- Wetlands and Surface Waters – Applicant to provide pollutant loading calculations as required by the Scoping Document; Applicant to revise DEIS to include sampling plan to establish baseline, during- and post-construction water quality conditions.
- Wastewater – Applicant to provide Engineer's Report analyzing available capacity at Harriman STP and approval process for securing capacity to support the project. A detailed discussion followed in regards to getting more documentation on this. The county is working on issue for the STP at this time. There is a problem getting this documentation as Authorization cannot be granted until the project is approved. There is a letter from Harriman STP that states the capacity for the SPT in the appendix of the DEIS.
- Zoning – Applicant to provide analysis on tree removal, landscaping, screening and preservation as required by the Code.

- Traffic – Applicant to revise DEIS to address comments from the Board’s Traffic Consultant. It was noted the project is contingent on completion of traffic improvements prior to any construction or site disturbance; additionally, the fiscal responsibility to complete the improvements is with the Applicant.
- Landscaping – More information needs to be included in the DEIS document for that section.

Board Attorney Cassidy stated that after the EIS is approved all comments, including public comments, will be included in the EIS final documents as well as the Site Plan approval. It will also contain comments from the DEC, ACE and DOT.

On a motion by Member Kelly and seconded by Member Iannucci it was resolved to:
that upon review of the DEIS and the consultants’ comments in connection thereto, the Planning Board finds DEIS dated December 28, 2022 is incomplete at this time.

Aye – 4

Nay – 0

Absent: Members Allen, Hefanecker, and Karlich

On a motion by Member Kelly and seconded by Member Iannucci it was resolved to:

WHEREAS, on February 23, 2021, the Village of Monroe Planning Board, as lead agency adopted a positive declaration requiring the preparation of an Environmental Impact Statement; and

WHEREAS, the applicant submitted an initial DEIS dated April 4, 2022;

WHEREAS, the Planning Board, after review by its consultants declared the DEIS incomplete on June 13, 2022; and

WHEREAS, the Applicant submitted a revised DEIS dated December 28, 2022; and

WHEREAS, the revised DEIS, was reviewed by the Village’s consultants including Andrea Connell of Kimley Horn (Traffic), Ted Fink, GreenPlan (Village Planner); Natalie Barber of H2M Architects and Engineers (Engineer) and Elizabeth K. Cassidy (Planning Board Attorney); and

WHEREAS, the applicant has been provided with the written comments of the consultants;

NOW THEREFORE BE IT RESOLVED, that upon review of the DEIS and the consultants’ comments in connection thereto, the Planning Board finds DEIS dated December 28, 2022 is incomplete at this time.

Correspondence:

A letter was received from The Q project applicant which states they are in the process of merging the lots that will be used for this project. This was a condition for this Board’s approval.

A letter from Orange County Department of Health with new guidelines for which applications they need to be notified for.

An email was received from 236 High Street in regard to their extension. A letter of response will be sent to the applicant.

Meeting Minutes:

On a motion by member Kelly and seconded by Member Iannucci it was resolved to: **Table the approval of the minutes from September 12, 2022, November 22, 2022 and January 24, 2023 due to lack of a quorum from those meetings.**

Aye – 4

Nay – 0

Absent: Members Allen, Hefanecker, and Karlich

On a motion by Member Kelly and seconded by Member Iannucci it was resolved to: **Approved the meeting minutes from September 27, 2022.**

Aye – 4

Nay – 0

Absent: Members Allen, Hefanecker, and Karlich

On a motion by Member Kelly and seconded by Member Iannucci it was resolved to: **Approved the meeting minutes from October 25, 2022.**

Aye – 4

Nay – 0

Absent: Members Allen, Hefanecker, and Karlich

On a motion by Member Kelly and seconded by Member Iannucci it was resolved: **To adjourn the meeting.**

Aye – 4

Nay – 0

Absent: Members Allen, Hefanecker, and Karlich