

**VILLAGE OF MONROE
PLANNING BOARD
WORKSHOP MEETING MINTUES**

**Monday November 13, 2023
7:00 P.M.**

DRAFT

Present: Chairman Boucher, Members Allen, Hafenecker, Karlich, Kelly and Umberto, Attorney Cassidy, Engineer O'Rourke, Building Inspector Jim Cocks and special advisor Clint Smith

Pledge of Allegiance.

Application:

Verizon

Present: Scott Olsen, Attorney for applicant

Mr. Olsen stated they had submitted additional information to the Board. We were able to relocate the pole closer to the property line and the trees on the property. We could not go the full twenty-feet we spoke about at the last meeting as the pole would have been on another property. There was also a question from the last meeting, it was asked if we could use a taller pole which may eliminate a future installation. At this time, we only have plans for one more site in the village. It is about a mile, mile and a half away. We are pursuing it but do not have any plans at this time.

Clint Smith, special advisor to the Board, stated he did review the new location and it is further back from where it was planned. The new site placement has better esthetics. They are not changing the height of the pole as it does not change anything so they are keeping the height of the pole at fifty-feet. They plan on putting a chain link fence with green slats. There is only one more site planned for the Village which answers the question we had from the last meeting.

Chairman Boucher stated there was a report that the Board asked for at the last meeting, that Verizon said they could not give us as it contained proprietary information. Mr. Smith stated the Board was asking for cell traffic data which is very rare that you see being submitted. Chairman Boucher stated he understands about the information being proprietary but they were going to give us some information that was not proprietary. Mr. Smith stated they were going to show the Board some kind of usage or performance information. Mr. Smith has not seen that information yet.

Board Engineer O'Rourke stated he did receive additional information. They submitted photos from another site which was very helpful. We did talk about additional poles and they did say they are planning one additional pole for the Village. This does not seem excessive. The only outstanding item is that we need a county 239 GML review and hold a public hearing. Two of the sides for this site are screened with trees, so only from the road would you see the fence. Mr. Olsen stated they were not planning any landscaping because of the screening of the trees. There will be a green fence with green slots across the front.

Member Umberto stated from his notes he could see there was a request for how many poles will be needed for the future and there was a discussion about landscaping. Mr. Olsen stated these are all that are planned. Member Umberto stated he knew the organization and he knows they do plan. Mr. Olsen stated as far as the landscaping, the original site for the pole needed landscaping but now that we have relocated the pole, the new site does not need landscaping as it is screened by trees we should not have to landscape that.

Member Umberto stated he has seen other areas where Verizon is putting an apparatus on top of two poles for various utilities. Mr. Olsen stated that could not be done as Orange and Rockland does not allow shared poles or that type of set up. Member Iannucci asked so you are saying you cannot share poles? Mr. Olsen stated you cannot share poles in New York if they are a primary utility line. Central Hudson has a policy that utility poles cannot be shared. Board Attorney Cassidy stated that is not what the application is asking for. We need to stick to what the application is looking for. Building Inspector Cocks stated he agrees the utility companies in New York will not allow that.

Board Attorney Cassidy stated at this point we need to do a county referral 239 GML review and schedule the public hearing. The public hearing can be scheduled for the December 11, 2023 meeting.

Chairman Boucher stated that we need to discuss the landscaping while the applicant does not feel landscaping is needed, the Board may feel differently.

Member Iannucci asked if they would have to do landscaping all the way around the site or just in the front area. Chairman Boucher stated some low bushes in the front where people are going to see it. Member Halfenecker asked how far the new site was from the road. Mr. Olsen stated between fifteen and twenty feet. Chairman Boucher stated the landscaping could be conditional as well as the cell traffic for the area. We need to determine how many poles will be needed. Mr. Olsen stated he does not know what information the engineer was discussing but I can give it to you I just don't know what value that will be for the Board.

Member Allen asked about the ballads around the site. Mr. Olsen stated they will still be there but not as many as the original site.

Board Attorney Cassidy stated that as this is a workshop and not a regular meeting, she is proposing that we schedule the public hearing for December 11, 2023 and that the Board will submit the 239 GML review to the county for review. At the November 28, 2023 meeting the Board will approve the resolution for that. If we wait till November 28, 2023 the Board will not have enough time for the public notices to be processed.

Mr. Olsen asked if he was needed in attendance for the November 28, 2023 meeting. Chairman Boucher stated no, it just a matter of passing the resolution.

Application:

Monroe-Woodbury Islamic Center

Present: Ryan Nasher, Engineer, Dominic Cordisco Attorney for the applicant. Mohammed Miah, the applicant, President of the MWIC

Mr. Nasher stated that at the last meeting there were a couple of changes that we made. We discussed the fire access from the building is more than thirty-feet. The space between parking lanes has to be a minimum of twenty-six feet wide. Also, the building needs sprinklers and the

type of materials we use matters. We have adjusted our plans for that. The architect had the Fire Inspector look at the plans. We have not given the Board the updated plans yet.

We had a long discussion about the lighting plan. We lowered the lighting poles to twelve-feet. The plans were for the lighting to be pointing down which has not changed.

Mr. Nasher stated they are set for the public hearing which will be December 11, 2023. Mr. Nasher asked the Board if anything else was needed for preparation of the public hearing.

Member Halfenecker asked about the water access. Board Engineer O'Rourke stated they are going with a pump station. Board Engineer O'Rourke stated his office is finalizing their review. They have a question in regards to SWIFT. The lighting, and landscaping are good. The sewer pump station is going to come out into the road so there are maintenance issues and ownership issues that will have to be discussed. These are minor issues that will be worked out. There is nothing that will impact the public hearing.

Board Attorney Cassidy stated the plan needs to include any trees that are planned to come down. There is a fence on the north corner of the property which may have been taken down but it is still on the plans. There are several ways to deal with this, so please address this.

Application:

310 Schunnemunk

Present: No one present.

Application:

Ramapo Office Building

Present: David Niemotko

Chairman Boucher stated that the past two projects for this location were never closed out for the Board. Board Attorney Cassidy stated she would like an email from Mr. Niemotko stating that those projects are closed so we can see if any monies are due to the owner and to keep our records in order.

Mr. Niemotko stated the first two projects had the same owner but this current project is a different owner.

Board Attorney Cassidy stated the Village Board would have to approve any refunds and the Board need the email stating the first two projects have been abandoned.

Board Engineer O'Rourke read his comments. We did get the information that needed to be submitted from the Village of Harriman and the Army Corp of Engineers. We do not have those comments.

Mr. Nirmotko stated he needs the DOT to review the application and in order for that to happen, the Board needs to declare itself lead agency. DOT comments will have a big impact on the project.

Board Engineer O'Rourke stated he is not sure this project is ready for a county 239-GML review at this time. Chairman Boucher stated the Board cannot submit the 239 GML to the county until the Board has seen the Board Engineer's comments. Also, the submission of the 239-GML could not be done tonight as this is a workshop and no voting will take place.

Board Engineer O'Rourke stated all that is needed for the DOT to get involved is for the Board to declare lead agency which can be done at the next meeting.

Board Attorney Cassidy stated the new Local Law #7 of 2023 applies to this project. Chairman Boucher stated that is the historic review law and there is a historical architect that the Village consult for that.

Chairman Boucher asked Mr. Niemotko if he has had a traffic study done for this project yet. Mr. Niemotko stated no. Chairman Boucher stated that would have to be done. Member Halfennecker stated that spot on Rt. 17M is very dangerous so the location on the bends needs to be looked at as well as large deliveries. Mr. Niemotko stated there will not be any large-scale deliveries to the building. Mr. Niemotko stated he needs to talk to the DOT about traffic but he needs the Board to declare lead agency.

Mr. Niemotko asked if his office could get the Board's comments before the meeting.

Board Attorney Cassidy stated there were letters from the Army Corp of Engineers and SHIPO. The Board needs copies of those letters.

Application:

30 Carpenter Place

Present: David Niemotko

Mr. Niemotko stated he believes he has answered the comments that the Board had. The survey is done and had been submitted. We adjusted the grading and updated the site plan.

Board Engineer O'Rourke stated the lighting is shown but not for the patio area. The speakers will have to take into consideration of the neighbors.

Building Inspector Cocks stated the pillars are part of the retaining wall. The pillars are two feet tall but you can't tell that from the plans. The set-back is based on the height of the pillars so we need to make sure we have an accurate height for the pillars.

Board Engineer O'Rourke stated this project needs to be submitted to the county for 239-GML review. Now that the Board has the survey Engineer O'Rourke feels comfortable to schedule a public meeting in January. Board Attorney Cassidy stated that the 239-GML was already submitted. Chairman Boucher stated that we have two public hearings before the end of the year so we will schedule this public hearing for January.

Board Attorney Cassidy stated at the next meeting we will declare lead agency for Ramapo Street Office Building and schedule the public hearing for 30 Carpenter.

Board Engineer O'Rourke stated that 310 Schunnemunk did not show up but the application is about the new local law that was just passed that states any equipment over one-thousand pounds need Planning Board approval. Which means almost all applications will be referred to the Board. Engineer O'Rourke did speak with the Mayor who was not aware of this. The mayor stated he would look into it. 310 Schunnemunk is the first application that the new local law applies to. Board Attorney Cassidy stated 310 Schunnemunk was approved by the Board and it is ready to be built. Building Inspector Cocks stated this new local law applies to almost all

application to the Building Department which will be referred to the Board. If the permit requires earth work which is done by machine it has to be referred to the Board.

On a motion by Member Halfenecker and seconded by Member Kelly it was resolved to:
Adjourn the meeting.