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TOWN OF MONROE
PLANNING BOARD

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

MAY 30 2017

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Local Referring Board: Town of Monroe Planning Board

Applicant: Chaja Stern SW Family Inc.

Project Name: Malick Stern

Referral ID #: MOT 02-17M

Tax Map #: 2-1-9

Local File #: 15-013

Proposed Action: Site Plan for redevelopment of existing developed site with new construction of 4200 square foot professional office building and appurtenant site improvements

Reason for County Review: Within 500 feet of the Town of Monroe/Village of Kiryas Joel boundary; within 500 feet of Nininger Road (County Route 64)

Date of Full Statement: April 18, 2017

Comments:

The Department has received the above referenced site plan 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:

Parking Requirements: When the area variances were granted for this project in 2015, we advised the Town of Monroe Zoning Board of Appeals that minimum parking standards often require parking spaces in excess of what a site or business truly needs, and advised that Town that the County would be happy to assist in any revisions to the parking standards. We advise the Town that those code revisions should wait until the Comprehensive Plan update now underway has gone through the public hearing process and the Town has made a determination on that document, but we remain willing to assist as needed.

Public Works Coordination: We remind the Town that a work permit from the Orange County Department of Public Works will be required for any driveway improvements or other work done in the right-of-way of Nininger Road.

Existing Building Onsite: The proposed commercial building will be constructed in place of the two-story existing residence on the project site. We advise the Town that any erosion and sediment control measures required for this project must be in place for the demolition phase of the project as well as the construction phase.

Nonmotorized Transportation Options: As part of the Environmental Assessment Form completed for this project, the applicant stated that there are no bicycle or pedestrian facilities located on or near the project site. At this time, that is a true statement. However, the adjacent property within the Village of Kiryas Joel is proposed to be developed shortly with many residences and pedestrian facilities that will be appurtenant thereto. While it may or may not be appropriate to require the applicant to construct bicycle and pedestrian facilities at this time, the applicant could make future provision for such facilities through easements, or a development agreement with the Town to build those facilities in cooperation

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with the neighboring developer, or some other method. We advise the applicant and the Town to consider these possibilities.

Stormwater Management: The site is limited, and in order to provide the building, the reduced number of parking spaces as permitted by the Town ZBA, and other necessary facilities, there will not be sufficient room for onsite infiltration. The applicant has proposed subsurface drainage facilities in the parking lot. Alternative infiltration facilities could be incorporated into the project, such as a green roof for the building, or permeable pavement for the parking lot. We advise the Town to consider requiring such facilities to reduce runoff to improve the quality and lessen the volume of stormwater that will be piped offsite.

County Recommendation: Local Determination

Date: May 16, 2017

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 online at www.orangecountygov.com/planning.