

Town of Monroe Planning Board Regular Meeting MINUTES

— 02/16/2021

Town of Monroe Planning Board Regular Meeting (Tuesday, February 16, 2021)

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Zoom Meeting

Members present

Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

Consultants:

Ashley Torre, Esq.

Shawn Arnott, PE

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Pledge of Allegiance

2. Returning Projects

Action, Discussion: 2.1 **Kestenbaum** 20 Allison Dr (0188-2020) SBL # 7-3-13

Jay Myrow - Blustein, Shapiro, Frank & Barone, LLP

Joel Mann - Brach & Mann

Larry Toro - Civil Tech Engineering

Applicant review:

been here a couple of times

this is a site plan application to run a place of Worship out of a single family residence at 20 Allison Drive

since last meeting we submitted additional plans, made revisions to the site plan, submitted additional information as to how the rooms will be utilized for the place of Worship, I provided a narrative basically to go over the requirements of the Zoning Code section 57-13 (q)

Mr. Arnott comments:

Ms. Torre and I were trying to clarify a few things with the Building Inspector Mr. Maldonado based on the description that was provided in the narrative Mr. Maldonado questioned whether the use should be a place of Worship or a public/private school both of which are special use permits in the RR-1 Zone
need a better narrative for BI to make a determination

conflicting information in narrative as to whether or not a septic or sewer connection was going to be proposed
cleanup for the bus turnaround
need the parking calculation
since the project doesn't front on a major collector road as shown in the comprehensive plan the applicant will have to seek a waiver which can be granted by the Planning Board
in the code there are screening requirements

Ms. Torre - previously mentioned small paved turn around areas not shown
bulk table update to show any lot coverage calculation to be adjusted for turn around
revised EAF
increased sewer demand
in narrative explain what waivers your asking for and if they already comply with what is existing
parking calculation should be provided as you are asking for a waiver
for this specific type of special use permit for the place of worship the waiver requires you to explain why it would be a substantial burden on the religious practice to comply with those provisions
unlisted action under SEQRA
not required to go to OCDP
public hearing required

Member Vaccaro - in regards to waivers this would go to another meeting once narrative explains what and why waivers are necessary
Ms. Torre yes I would advise that there should be a new narrative specifically identifying what waivers are needed, what waivers are requested and then explaining why they meet that standard
Member McQuade what type of building is this
Mr. Myrow the C/O has it listed as a single family home
Member McQuade the caretaker will live on the second floor
Mr. Myrow pursuant to 57-13 (q) (10) the resident is going to be a tenant
Chairwoman Franson is there a plan of what the uses will be per floor

Member Czerwinski are we talking big or small buses of kids
Mr. Myrow buses will not be going into the cul-de-sac, buses will go right into the property
open discussion regarding the buses and where they will be parking to unload/load

net lot area mentioned - make sure calculations have the wetland and steep slopes subtracted

review of floor plans

need to show to the Building inspector
classes will be basement and first floor place of worship
second floor will be for resident/tenant
school age children and adults -this is not a typical school it is a religious education site, not sure if they attend everyday
not grade specific
more details of the use of the building are needed
type of use will determine of occupancy
code determines safety - sprinklers, fire alarm etc.
is it a walk out basement - how do they get out
property is on a well

what is to be stored in the storage room, closet and unfinished area
only one toilet and shower downstairs - is that sufficient?

Mr. Mann I will have someone from my office go out and clarify the layout and get answers to your questions

discussion on main/first floor
no food preparation on site all brought in
food served in shifts
how often delivered? will find out
trying to use most of the house without doing any modifications
ADA access??
2 car garage is for the resident

2nd floor residents area family or individual?
check with OCDH regarding sharing kitchen with resident and the participants

steep front yard - is there going to be an outside play area?

show topography and any grading for additional sewer

need the deed

house will be updated to today's code

Mr. Mann we will do a full review with clarifications
Action, Discussion: 2.2 **Verizon Wireless** (0186-2020) SBL # 2-1-36 40 1/2 Barr Lane

Scott Olson - Young & Sommers
Sara Coleman
Mike Crosby
Kathy Pompanio

Mr. Olson - review

Last here in December after receiving variance from ZBA to install a wireless facility on the property in the Meadow Glen Condo complex. The ZBA approved a different plan set than what we originally proposed of a 67 foot pole, we are now attaching the antenna to the water tower at the top. We will be attaching two antennas below the existing concrete band at the top, cables running down the tower to the equipment on the ground.

The equipment meets the existing setbacks of 40 feet from each line, the antenna and cabling will be painted to match the tank. We are here tonight to continue the site plan review. We have Mr. Arnott's comments and Mr. Matthews, (Tectonic Engineering) is not able to be here tonight is working on those comments, we need a revised EAF which is also being worked on, the plans have the wrong Zoning code on them will get that corrected.

The ZBA held their public hearing which lasted for 5 meetings, all well attended, many hours involved with the hearing, SEQRA negative declaration and a very comprehensive approval resolution was granted.

Mr. Arnott - Comments: (see attached)

ZBA resolution a number of things that the Planning Board should include

paint color of antenna matches water tank

some erosion and control measures

screening for the ground mounted items

zoning bulk table

Town Code 57-65.C(12)

need to correct municipal boundary on the plan set

metes and bounds of the proposed access easement need to be shown on the plans

open discussion regarding the screening of the equipment

need more input from Village of Harriman regarding screening as well

Ms. Torre - Comments:

so this is the first time they are substantively before the Planning Board so to advise on what you will be expecting to review and approve

the site plan approval

architectural review but that is limited to just the ground base equipment area

Chairwoman Franson:

we have to conduct our own SEQRA review as it wasn't a coordinated review with the ZBA

do we have to do a GML review - no

Ms. Torre so at the last meeting the shot clock was extend to April 26, 2021

Member Vaccaro is there any planned lighting or use of a generator, are there provisions for adding equipment to the site and what part would we get involved back in, this part might be for Harriman DPW but if maintenance on the tank is required are there provisions or agreements to allow them to get around Verizon's equipment

Mr. Olson the lights have to be manually turned on but they are on a timer to shut off after an hour when maintenance is being performed, not sure about generator don't believe there is one there, yes there is an agreement in regards to maintenance if we have to remove our equipment we do

lights need to be added to plan

no generator

Chairwoman Franson - questions the board do they feel they have enough information without having a public hearing.

Board members agree not necessary

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to waive the site plan Public Hearing for the reason that the Zoning Board of Appeals had significant public input as part of its public hearing and that the concerns and comments were subsequently considered as part of the determination for the variance.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

3. Minutes

Action, Discussion: 3.1 December 10, 2020 Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to accept the December 10, 2020 minutes.

Motion by Lisa McQuade, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

4. Miscellaneous Items

5. Adjournment

Action: 5.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adjourn the meeting.

Motion by Jason Czerwinski, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea