

Town of Monroe Planning Board Regular Meeting MINUTES

— 02/18/2020

Town of Monroe Planning Board Regular Meeting (Tuesday, February 18, 2020)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, Jeff Manson, John Allegro

1 Member position vacant

Members Absent

Jason Czerwinski

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Public Hearing

Action, Discussion: 2.1 **Berchtold** (0178-2019) SBL # 28-4-8 84 Circle Dr

Caleb Pawelski Pietrzak & Pfau

Clifford Berchtold - owner

Open the Public Hearing
BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby opens the public hearing

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, Jeff Manson, John Allegro

Jason Czerwinski absent

2 lot subdivision

no proposed construction

2 existing homes on property

separate house onto their own individual lots

needed variances for the separation

went to ZBA for variances and obtained them
looking for final approval

open to public to speak - nobody here for hearing

Shawn Arnott - reviewed his engineering comments - see attached

Ashley Torre - common driveway easement agreement - condition of resolution

Board members comments

minor clean up to the maps

Have Ms. Torre Draft a resolution for approval

Close the Public Hearing BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby closes the public hearing.

Motion by Chairwoman - Bonnie Franson, second by John Allegro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, Jeff Manson, John Allegro

Absent Jason Czerwinski

3. Returning Projects

Action, Discussion: 3.1 **Monroe Commons** (0182-2019) SBL # 2-1-10 Dunderberg Road

Joel Mann Project Consultant

Caleb Pawelski - Pietrzak & Pfau

Barry Terach - Architect

review list of consultants

Traffic Study - Creighton Manning

review list of involved agencies add:

Village of Harriman

Village of Monroe

Monroe Central School District

Planning Board needs to hire a Traffic Study Consultant

Chairwoman will reach out to Maser Consulting

Planning Board needs to hire a Environmental Consultant
Hydrogeologist - Jeff Frederick
Wetlands

Joel Mann stated that with regard to the height of the building we have applied to the Town Board for a decision on that, don't have any answer as of yet, Public Hearing on March 2 for this petition to amend Town Code for the HI District for a change to the maximum height requirements

4. Minutes

Action, Discussion: 4.1 Planning Board Minutes November 14, 2019

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the November 14, 2019 minutes as amended.

Motion by Anthony Vaccaro, second by John Allegro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, Jeff Manson, John Allegro

Action, Discussion: 4.2 Planning Board Minutes January 21, 2020

not ready 5. **Adjournment**

Action: 5.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's meeting at 8:30 pm.

Motion by Jeff Manson, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, Jeff Manson, John Allegro