

Town of Monroe Planning Board Regular Meeting MINUTES

— 03/19/2019

Town of Monroe Planning Board Regular Meeting (Tuesday, March 19, 2019)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Copy of Point out Fire Exits

Procedural: 1.4 Pledge of Allegiance

2. Public Hearing

Action, Discussion: 2.1 **Eagle View Estates** (Lake Rd) (0168-2018) SBL # 18-4-60 & 61

David Niemotko Architect representing the application

David Niemotko reviewed the project

proposing a 3 lot subdivision off Lakes road and Walton Terrace

3 lots meet the traditional approach and would further benefit from a cluster development sewer systems

private well water

as part of the cluster development a good portion of land will be preserved per Town code so that no further development can occur in that area

Bonnie Franson opens it up to the public

Ward Bower Conservation Commission Town of Monroe

questioning sizes of houses if it would be the standard housing or supersize housing;

questioning Zoning SR15 - in this zone you are either on a lake or near a lake wherever you have lawn area you have 3 types of pollution

fertilizer, pesticide, herbicides,

Cynthia Francis 404 Lakes Road

just curious as to what the project entails and how it will impact her property

Shawn Arnott reviewed Mark Edsall's comments (see attached in board docs)

comment 1) list items that are needed on the individual plan sheets

comment 2) regarding bulk compliance and setback are based on the understanding that the Town Code does not subtract values of area for the private road, and the right-of-way for the same is not used for the basis of any setbacks for the structures.

Bonnie commented the environmental constraints provisions do not subtract out for the lot area, question if the private road is an easement which is part of the lot area

Verifying with David that the road is not a separate parcel but on an easement area included in the lot area

comment 3) Easement and Road Maintenance Agreement needs review from Attorney. There were a few points mentioned that need attention.

Shawn is interpreting Marks comments in the plans submitted the right-of-way should not be subtracted from the lot area

questioning the existing well if it will be used to service lot 1 as it is in shoulder of the private road

necessary to include information regarding any septic systems in the area of the proposed wells to make sure the proper distance is met

if current well is not to be used then notes should be made as to how it will be properly abandoned.

Applicant provided the conventional with the yield, so with the cluster the Planning Board is allowed to change the bulk requirements for the individual lots created, just have to make sure the build requirements are clear for the new lots and the layout overall is reasonable as well its necessary to go over the cluster subdivision provisions and make sure those requirements are met

A new requirement within the Zoning on page 7-22 re: specific house relocation notes that need to be on the plans, notes include location of house, maximum amount of bedrooms not exceeded, maximum building footprint is not exceeded, other details as well single family homes noted on plans

going forward no further subdivision of a cluster lot noted on final plans

utilities serviced by individual wells and septic

gas, power, telephone, cable and other communication services shall be installed underground

required open space land may not include private yards located within 75 feet if a principal building

Are the houses 75 feet away from the conservation area? lot 1 & 2 are 62 feet have to come to 75 feet or a variance will be required

Conservation easement will need to have a conservation report which indicates the location of the conservation easement where it's being delineated (outlined in the cluster development)

57-21.8 refers to the house relocation standard notes

Re:the conservation easement in reading the plan correctly the conservation easement area

is itself defined as a separate parcel and that's entirely appropriate if the Town is willing to become the grantee of the conservation easement that's a decision for the Town Board to make. If the Town Board declines that we would not want to see that as its own line and make it part of the other lots and we would encumber it with a restrictive covenant.

Mike Donnelly to send a letter to the attorney for the Town Board regarding the conversation easement

Private roadway easement will be drafted

Public hearing will remain open until April 16

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby issues the Negative Declaration on this matter.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby opens the Public Hearing on Eagle Ridge (Lakes Road) Subdivision.

Motion by Chairwoman - Bonnie Franson, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro

3. Returning Project

Action, Discussion: 3.1 **Karina Gomez** - (0162-2018) SBL # 24-1-68.27

David N representing applicant

Shawn Arnott questioning as built of the septic, perk test results and maximum capacity

David commented that the plans from Lanc & Tully from December 10, 1993 are considered the as built plans

original application missing some information need to have applicant come in and complete them

if multiple owners need everybody's signature, if single owner new deed needed

who resides in residence

look at ZBA records

look at the parking situation

needs to bring back a proposal on shed re: parking or removal of trees and how many will

have to be removed

needs to scan the as built document to the planning department for the file

4. Adjournment

Action: 4.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonights meeting at 8:42 pm.

Motion by Chairwoman - Bonnie Franson, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro