

Town of Monroe Planning Board Regular Meeting MINUTES

— 04/20/2021

Town of Monroe Planning Board Regular Meeting (Tuesday, April 20, 2021)

Generated by Norinne McSweeney

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 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Active Projects

Action, Discussion: 2.1 Verizon (0186-2020) SBL # 2-1-36 401/2 Barr Lane

Scott Olson - Young Sommer Attorney

Chairwoman Franson status update:

you were on the last agenda and there were a few things to resolve:

communication with the ZBA Chair whether the straps would be acceptable

follow up with fence and design

can you update with any communications you had in regards to the fence

Mr. Olson -

My coworker Sarah Coleman has been in contact with the Condo board with several emails going back and forth and late today she received word that the board is acceptable to what the Planning Board is proposing which is 3 sided black vinyl chain link fence with black slats including the gate and everything

Chairwoman Franson the second item was the straps Mr. Arnott can you discuss regarding your conversation with the ZBA Chairman

Mr. Arnott in my conversation with Mr. Murphy this afternoon we went over the method of

strapping. He said the ZBA in his opinion didn't necessarily require a certain strap over another so he has no objection to the strapping method, he did want to make sure screening was in place for the ground mounted equipment and I ensured him that the board required that on all three sides and that the antenna equipment would be painted to match the tank.

Chairwoman Franson I also spoke to Mr. Murphy and his biggest concern was that the strapping match the tank, also mentioned the proposed fencing and he agreed that's aligned with what the ZBA kind of anticipated.

Mr. Arnott I reviewed the latest plans and I have a few outstanding items:

the plans have been updated to include the "not to exceed five years" for the antennae and cable to be repainted

C-1 has been corrected to eliminate the reference to the existing municipal boundary line

C-2 has been updated to include the fencing on the third side "north side" of the equipment pad

the fencing has been included which is the fabric be black vinyl coated as well as black vinyl privacy slats.

the proposed light specifications as well as a note which requires that the light be placed on a timer

placement of light shown on sheet C-3 (the Elevation plan)

light is 4,000 Kelvin color temperature - the approval resolution requires a color temperature of less than 2,700 Kelvin color temperature

ZBA will need to provide guidance on type of anchoring necessary for the equipment

Board previously required note on plans which states that only replacement in kind is allowable for the approval site plan. Any changes to equipment will require a Site Plan Approval by this Board.

Ms. Torre - one comment I did speak with Mr. Olson about the easement there were some issues from my original reading regarding the filing, but that is no longer the case so I am good with the easement in the forum it is. If the county doesn't accept without meets and bound we will deal with it at that point.

Chairwoman Franson mostly reviewed resolution at last meeting, but I will scroll through it and review any changes that were made.

Chairwoman Franson addressed 2 residents from Meadow Glen that were in attendance reviewing what changes were made recently in regards to the strapping and the painting, fencing around that will fully screen the mechanical equipment

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adopt the resolution as amended.

Motion by Jason Czerwinski, second by Jeff Manson.

Final Resolution: Motion Carries

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

Action, Discussion: 2.2 **J Squared** (0191-2021) SBL # 47-1-16 Harriman Heights Road

Paul Edwards applicant/owner

Chairwoman Franson since last meeting we received a revised tree plan

Mr. Edwards yes the revised tree plan was requested and some additional work on the driveways and utilities,

Mr. Edwards let me review what Mr. Morgante has done since the last meeting based on the boards recommendation you asked that the 2 driveways be combined in the middle creating less disturbance

Mr. Morgante spoke to OCDPW Mr. Trochiano would prefer individual driveway to prevent disputes

middle of location requested combine driveway there is a sewer manhole cover - Mr.

Morgante had a conversation with Mr. Bill Sherry OCSD #1 - important manhole would prefer not to have 2 driveways converging on this particular manhole as there is often needed access to the manhole, Mr. Arnott agrees with this assessment of the conversation with Mr. Morgante

with that information we went back to separate driveways with the least amount of disturbance to preserve most amount of the trees, which is the latest version shown here

last plan didn't represent the true view of the berm at the roadway, so we shot a grade with the excavator from the street level to the top of the berm in the middle it is 6.5 feet

going to be an issue with disturbance in that area and it is part of the scenic buffer zone, you have to cut down that grade in order to have driveways and to run utilities through

keeping in mind these are small lots only 80 feet wide with a 25 foot driveway and 3 utility trenches going through the scenic buffer zone

there is a right of way for telephone box

removal of ash trees as they are dying off about 50 ft in the backyard

Chairwoman Franson we like to preserve as much as possible on property, more concern in the scenic buffer zone

Mr. Morgante added trees to the scenic buffer zone in the front away from driveways and utilities

reviewed the trees being replanted in the front

Chairwoman Franson I would like to follow up with OCDPW Mr. Anthony Trochiano OCSD Mr. Bill Sherry

Shawn call MM to review why chosen the layout to get utilities closer to the driveway

Mr. Arnott -

I spoke with Mr. Morgante this afternoon in regards to why he chose this layout with intent to see if we could somehow get the utilities a little bit closer to the driveway to minimize disturbance and try to leave some trees in the center, don't necessarily agree that the utilities water & sewer should go underneath the driveway, adds more expenses to the homeowner

Chairwoman Franson get a general idea of where the gas will go

Ms. Torre helpful on the table which trees are going to be removed and which trees are going to stay

add column to show what is removed and what is planned to remain

the last item in the legend if that is meant to be the total remaining numbers need to be revised and need to show type and size of tree that are going to be replaced

new plan referred to MCC again

the code does require replacement on 1 to 1 or another basis acceptable to the board or pay a fee in lieu of that replacement - need a clear number remaining and being removed

Chairwoman Franson before the final decision on the trees there needs to be a discussion about the layout

Board Members any comments or issues

Member McQuade what does it mean replace the tree or pay a fee? Is there some kind of ratio? like you pay fee and don't replace trees?

Ms. Torre in the code it a fee of \$750.00 per tree which is being removed and not replacement, and a fee of \$350.00 per tree of 6 inches to replace elsewhere

Member Vaccaro - does the applicant know the depth of rock in the buffer zone?

Mr. Edwards no we haven't done any core drilling samples or sonar, I have built many lots in the area and I don't see any signs indicative of soil composition there

Member Vaccaro - do you have to show driveway profile on the plans?

Mr. Arnott they may have I don't have the full set of plans here

Member Vaccaro in terms of showing trees on the plan I would prefer instead of having a dot of proposed trees to have a drip lines or actual space that they would take up, similar to what is shown for existing trees to give some proportionality to the plan

Chairwoman Franson before any additional engineering is done we need to decide on the location of the driveways

Member Vaccaro do you know if the DPW is going to hold you to the negative 2% of the first 50 feet

Mr. Arnott that is actually 20 feet
Mr. Edwards that is required

Mr. Czerwinski will defer his comments to the conversation committee regarding the trees, I know you should keep the ones in the front to preserve curb value and privacy but the ones in the back the Conservation Committee knows best

open discussion regarding grading, manhole, utilities, and driveways

Conservation committee notes reviewed

set up a site visit with Mr. Morgante and Mr. Edwards

3. Minutes

Action, Discussion: 3.1 **November 17, 2020** Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the November 17, 2020 minutes with the corrections.

Motion by Pat Shea, second by Jason Czerwinski.

Final Resolution: Motion Carries

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

Abstain: Anthony Vaccaro

Action, Discussion: 3.2 **January 19, 2021** Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the January 19, 2021 minutes.

Motion by Jeff Manson, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Jason Czerwinski, Jeff Manson

Abstain: Chairperson - Bonnie Franson, John Allegro, Pat Shea

Action, Discussion: 3.3 **February 11, 2021** Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the minutes with as amended.

Motion by Chairperson - Bonnie Franson, second by Anthony Vaccaro.

Final Resolution: Motion Carries

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

Abstain: Jason Czerwinski, Pat Shea

Action, Discussion: 3.4 **February 16, 2021** Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approve the February 16, 2021 minutes.

Motion by Chairperson - Bonnie Franson, second by Lisa McQuade.

Final Resolution: Motion Carries

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

4. Adjournment

Action, Discussion: 4.1 Adjourn Meeting

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

Motion by Pat Shea, second by Jason Czerwinski.

Final Resolution: Motion Carries

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