

Town of Monroe Planning Board Regular Meeting MINUTES

— 05/16/2023

Town of Monroe Planning Board Regular Meeting (Tuesday, May 16, 2023)

Generated by Norinne McSweeney

Draft

Members Present:

Chairperson - Bonnie Franson, Pat Shea, Nicholas Napoli, Dylan Penn, J Louis Rivera

Members Absent:

Jeff Manson

Robert Garstack Alternate # 1

Planning Board Consultants:

Ashley Torre, Esq.

Shawn Arnott, PE

1. Welcome

Procedural: 1.1 Point out Fire Exits

Procedural: 1.2 Roll Call

Procedural: 1.3 Pledge of Allegiance

2. Returning Projects

Action, Discussion: 2.1 **BJ's Site Plan** (0200-2021) SBL# 2-1-30,2-1-21.3 Larkin Drive, Monroe, NY

Applicants Representatives:

George Lithco - Jacobowitz & Gubits

Pat Smith - RD Management

Chirag Thakkar - Arna Engineering

Mr. Lithco we are here this evening seeking amendments on 2 conditions of the approval from September 2022.

-approval site plan O&R to give consent to the proposed improvements plans have been sent to O&R early 2022, many meeting with O&R to review plans a new letter June 21, 2022 list of conditions need to be met on the site plan, that was reviewed by the engineers. Engineers replied with a letter October 12, 2022 accepted conditions site plan revised and submitted to O&R at the end of September 2022.

-At this point we are still waiting for O&R for approval or additional comments

- We submitted plans to Planning Board signature and review February 1, 2023
- construction plans submitted for the filling station to the Building Department awaiting for signed plans from your board-i In March 2023 you did grant approval to certain modifications to allow tree clearing prior to the April 1st deadline
- many letters and phone calls and still have not gotten response from O&R
- site plan currently meets conditions so there really is no need for that condition any longer
- the other requirement was in condition 5 which was a condition that an easement be recorded, again has been discussed with O&R easement they were looking for additional width, site plan conforms to that request shows the boundaries for the easement
- again no response from O&R
- we are asking for those 2 conditions to be changed or revised from modified to being removed

Chairwoman Franson when did you submit the plans to O&R?

Mr. Smith October 12, 2022 and we comply with their June 21, 2022 letter

proposed some amendments instead of signing of plans to issuing building permit

they asked for proposed easement they said they would sent it

Chairwoman Franson addresses Mr. Arnott regarding any comments.

Mr. Arnott it does appear that the plans were revised pursuant to their comments, but I don't want to speak for O&R as to whether or not they are satisfactory.

Ms. Torre I did propose some amendments in the third amended resolution that would modify those two conditions we have been discussing, right now the requirements were to be satisfied prior tot he signing of the plans the proposed amendment would be prior to the issuance of a building permit (located on page 8 condition 5)

Chairwoman Franson lets say they want an easement are you showing something on the map?

Mr. Smith yes we are showing a 135 foot wide easement right now, there is an easement in place but for only 95 feet.

Chairwoman Franson when was the latest communication with O&R?

Mr. Smith In January I received an email saying we would have the easement shortly and literally nothing since then. They have not responded to emails or voicemails. I still have contact with the engineering department just nothing from Legal or real estate.

Open discussion regarding no formal letter from O&R regarding easement and improvements approved by O&R.

Member Penn my experience with O&R and a request of this magnitude it is done through a quest portal. You're assigned a case number that you can then track which would give you sufficient documentation of who and when you have spoken with someone.

Mr. Lithco we have been using Mr. Grumms as our contact person.

Chairwoman Franson I don't feel comfortable, as one board member, saying that whatever you submitted is adequate, it is up to O&R to show that it is adequate.

BF wouldn't say you can start work without the letter, says its forthcoming don't know why it isn't coming

don't feel comfortable whatever you submitted was adequate

reviewed the resolution

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the third amended resolution of conditional approval for the site plan of RD Management LLC.

Motion by Chairperson - Bonnie Franson, second by Nicholas Napoli.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Pat Shea, Nicholas Napoli, Dylan Penn, J Louis Rivera

3. Minutes

Action, Discussion: 3.1 October 18, 2022

held over

Action, Discussion: 3.2 February 21, 2023

held over

Action, Discussion: 3.3 March 9, 2023

held over

Action, Discussion: 3.4 March 21, 2023

held over

Action, Discussion: 3.5 April 13, 2023

held over

Action, Discussion: 3.6 April 18, 2023

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the April 18th minutes with tonight's amendments.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Pat Shea, Nicholas Napoli, J Louis Rivera

Abstain: Dylan Penn

4. Adjournment

Action, Discussion: 4.1 **Adjourn Meeting**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby motion to adjourn

Motion by Chairperson - Bonnie Franson, second by Dylan Penn.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Pat Shea, Nicholas Napoli, Dylan Penn, J Louis Rivera