

Town of Monroe Planning Board Regular Meeting MINUTES

— 06/18/2019

Town of Monroe Planning Board Regular Meeting (Tuesday, June 18, 2019)

Generated by Norinne McSweeney

Members present

Chairwoman - Bonnie Franson, James McKnight, Jeff Manson, John Allegro

Meeting absent:

Jason Czerwinski, Lisa McQuade, Anthony Vaccaro

1. Welcome

Action, 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 Hillside & Scott Subdivision (0170-2018) SBL # 10-5-2,3,4

Chairwoman Franson read for the record a letter from DePuy engineering applicant withdrew application at this time for 5 lot subdivision will resubmit for re-approval of 3 lot subdivision doing a lot line change instead BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby closed the public hearing.

Motion by Chairwoman - Bonnie Franson, second by James McKnight.

Final Resolution: Motion Carries

Yea: Chairwoman - Bonnie Franson, James McKnight, Jeff Manson, John Allegro

Action, Discussion: 2.2 **Kingsville Synagogue** (0161-2018) SBL # 1-1-4.32

David Niemotko representative

continue with the Public hearing

Ward Bower: in the interest of the appearance of impropriety he has a fiduciary relationship with this gentlemen, I presume he is hired as an engineer with this project with their peer, it might give the appearance of, even though I know both people are the highest integrity, conflict of interest between Mr. Niemotko and Member Allegro

Chairwoman Franson: so your comment Ward is that there may be an apparent conflict of

interest or an appearance of one because it's a relationship between the applicants architect and Mr. Allegro

Ward Bower: they have a financial relationship right now until his project is finished

Mr. Allegro the reason I recused myself from the Foreign Objects Beer project is because a third party had approached the owner of that brew house with the prospect of me becoming a food vendor at his location and I was mentioned by name I haven't personally met the owner yet so at the appearance of impropriety I didn't want to sit on the board for that project. David I have only meet for the first time during these meetings.

Ms. Torre there is no conflict with Mr. Allegro and the architect here with respect to this one project and as you said a third party was contacting you BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby closes the public hearing.

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

Final Resolution: Motion Carries

Yea: Chairwoman - Bonnie Franson, James McKnight, Jeff Manson, John Allegro

Mark Edsall comments

still waiting for well capacity?? Identified and recommended by the county.

Congregate map to provide some clarification of the service area has been submitted

South Blooming Grove comments

gate & fence clarification on staying or being removed, if rebuilt needs to be shown if being removed has to be called removed

Mr. Allegro was there ever a decision on either easement or paper road coming off County Route 44 for pedestrian access

condition regarding not using the path in the future for vehicles

Find the resolutions from Mary Ellen for the prior approvals of 2 subdivisions

Kingsville 2 lot subdivision 2003 (P&P Engineers)

Bannen & Sheedy 9/12/79

Bonnie reviewed the South Blooming Grove comments from April 30, 2019 - see attached

May 21, 2019 Gathering Place 57-13J Mark's comments all items have been addressed

May 9, 2019 South Blooming Grove comments reviewed - see attached comments from Mark were reviewed

Narrative April 2019

all plan sheets and floor plans to be included in the final plans for stamp approval

parking and lighting plan

March 20, 2019 South Blooming Grove letter was reviewed to make sure all items completed

keypad and fence will be totally removed

more information needed regarding the front parking - will check with Ben M.
get draft resolution started

applicant has hired a hydro geologist hoping to have report prior to next submittal

Parking in front yard was questioned 57-71A open discussion between board members,
consultant and applicant representative

Mark Edsall to speak with Ben Maldonado regarding the parking

map note no vehicular access from Seven Springs Mountain Rd (County Rt 44) to Kingsville
Drive without Planning Board approval

Ward Bower asked a question of the board regarding who approves the perk tests or
installation of a sanitary system. Mark Edsall response there is no procedure in the Town of
Monroe that requires a sanitary field installation to be witnessed by Engineer or Building
department, it is based on the certification of the licensed professional who submits it.
Chairwoman Franson feels that there is a gap there, relying on a test done by a professional
and she would prefer a Town representative be a witness to insure test is done appropriately.
Board would like to know procedure and if they should recommend to the Town Board that
someone from the Town should witness this process.

Ask Ben what steps are regarding installation of a septic system (sanitary) does he view perk
tests & approve installation and back fill for approval.

3. Minutes

Action: 3.1 November 13, 2018

hold over

Action: 3.2 December 13, 2018

hold over

4. Adjournment

Action: 4.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's
meeting at 8:15 PM.

Motion by James McKnight, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairwoman - Bonnie Franson, James McKnight, Jeff Manson, John Allegro