Town of Monroe Planning Board Regular Meeting MINUTES

— 07/21/2020

Town of Monroe Planning Board Regular Meeting (Tuesday, July 21, 2020)

Generated by Norinne McSweeney

Members present
Lisa McQuade, Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

Members Absent:

Anthony Vaccaro

Consultants:

Ashley Torre, Esq.

Shawn Arnott, PE

1. **Welcome**

Procedural: 1.1 Roll Call

Procedural: 1.2 Pledge of Allegiance

2. **Public Hearing**

Action, Discussion: 2.1 **81 Raywood Drive** (0176-2019) SBL # 43-1-11

Joel Mann - Project representative
Rachel Barese - Civil Tech Engineering

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby opens the public hearing for Raywood Drive.

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

Final Resolution: Motion Carries

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

Absent: Anthony Vaccaro

Mr. Mann reviewed the current project. Recent submission addressed the technical comments mentioned at the last meeting, OCSD # 1 application has been submitted, additional comments regarding easements

Chairwoman Franson asked Mr. Mann to review the project and it location

Mr. Mann located at the end of the cul-de-sac for Raywood Drive, we are proposing a 3 lot subdivision, all 3 lots comply with the bulk table, these are single family homes, submitted plans with grading, utilities, discussion on the trees on the property

Chairwoman Franson opened the floor to the public - please raise your hand so we can identify you.
Mr. Ward Brower Town of Monroe Conservation Commission - asked if comments from Conservation Committee were received from their site walk
questioning the number of occupants per dwelling, (these are 6 bedroom homes)
Standard guidelines Per the NYS building code or in the federal guidelines about how many people can sleep in each bedroom, there is no prediction for this unit
For SEQRA how do we determine an actual number of people that are going to be in each unit, need to be able to have water & sewer projections,
impact on traffic
Ms. Barese Professional Engineer - we have designed it for 2 people per bedroom
6 bedrooms/12 people per house maximum

Chairwoman Franson in section 57-21.8 sub c regarding household location and standard notes are to be placed on every site plan or subdivision approved by the planning board and it includes notes that specifically state the maximum number of bedrooms is not to exceeded the maximum building footprint in not exceeded
Board members any questions
Member Allegro - can we talk about the Conservation Committee report
should this be address before or after the public hearing - Ms. Torre it doesn't matter either way
Member Allegro I understand the statement about the White Pine trees as replacement trees or screen trees. the only question I had was the recommendation to replace those screen trees with arborvitaes as they can be destroyed by deer maybe Mr. Brower can give another alternative evergreen tree
Mr. Brower said due to the slope of the property the deer can only reach 6 ft these trees will be fine
Member Manson the same trees were used in the Village of Harriman same trees recommended here were planted there about 3 years ago and I happen to go past it recently and it looks terrific. Everything is growing and filling in the way they expected. Questioned a couple of other places on property with large rocks or other trees on the lot for landscaping, sheet 2 has note limestones and boulders on the side to be utilized in landscaping
Mr. Mann spoke on the detention pond that there is a couple of pits (underground drywells) on each property taking in the additional impervious area
Applicant needs to remove 81 from application

Mr. Arnott comments (See Attached) same as before water easements, silver laterals reminders for conditional approvals, provided SWPPP comments didn't see revised plans will need to be addressed prior to signing, highway supervisor chain link fence to be removed, need approved OCSD No 1 application, trees in right away to be maintained by homeowners Ms. Marese stormwater agreement between the homeowners and the Town come in only if a problem.

Ms. Torre comments: garbage enclosure lot 2 distance from side yard lot line can't be less than 5 ft, soil erosion and sediment control notes are missing on the drawing # 4 from section 46-17B, sub 5-7, talked about the trees protection detail is a requirement, propose to remove 8 trees replace 7 law requires 0ne to One unless approved by Planning Board, Planning Board needs to discuss public improvements and whether they're required or waive them, list in subdivision regulations, also need to address recreations fees, tree bonding notes to be added

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby extends the Public hearing until the August regular meeting on August 18, 2020.

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

Final Resolution: Motion Carries

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

Absent: Anthony Vaccaro

3. **Returning Projects**

Action, Discussion: 3.1 **Yoel Shtosel** 502 Rt 208 (0183-2020) SBL # 1-1-87

Joel Mann representing applicant

Mr. Mann last meeting there were comments on the site plan we did a major change on the ramp and added linear foot to the ramp so not it should comply with ADA guidelines, new rendering reflecting comments from the board and code compliance, made things match to the site plan. We provided 3 types of red colors, reduced the height of the sign per the zoning codes, review and adjusted sign on side of building, changed the back of the building from white to brown, front sign phone numbers are the same design, sidewalk was changed

Ms. Torre as far as new architectural details the code allows for 2 square feet for each one foot width of the building facade, I don't believe it complies
front sign needs to be scaled down as it exceeds the height of the building
lighting specs for the parking lot exceeds the 2500 to 3000 kelvin that was previously

recommended by Mr. Arnott

Mr. Mann I didn't do the rendering but the sign measures the same as the building as we did do that on site, I will have that fixed

Mr. Arnott there is still an issue with the sign from the dimensions provided it does exceed the maximum allowable on the side of the building
2 minor comments regarding the restoration/ "no walking surface" around the ramp
landscaped island or grass
noting what the sub base of the sidewalk would be so you know it's constructable

Mr. Mann asked if possible to approve the ramp and continue on with the revisions and final approval of the signage
Ms. Torre they should be addressed together the architectural review is related to the site plan application
Chairwoman Franson believe all approvals should be done together

Action, Discussion: 3.2 **Kingsville Synagogue** (0161-2018) SBL # 1-1-4.32

Sol Ezra - David Niemotko Architects

Mr. Ezra few meetings with Zoning Board to increase the parking amount to what the Planning Board was proposing. We currently have a Public hearing open and the ZBA recommended a sketch on the plan that is behind the front yard setback that would not require a variance or any interaction with the Zoning Board. It was advised to come back to the Planning Board to see if you were amendable to that and if you would be willing to approve that type of plan

Board members reviewed the parking space sketch plan that the ZBA proposed
question regarding stacked parking
open conversation between board members and Mr. Ezra
in conditions make this a one time approval for a stacked parking situation
come up with other options

Return to ZBA with 2 alternatives and get a decision and then return to the Planning Board
Action, Discussion: 3.3 **Monroe Commons Consultants**

open discussion between the board on which firm to hire to review traffic consulting for the Monroe Commons Project
BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby make a motion to retain AKRF to represent the Planning Board as the Traffic consultant for the Monroe Commons Project.

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

Final Resolution: Motion Carries

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

4. **Minutes**

Action, Discussion: 4.1 Planning Board Minutes January 21, 2020

no quorum Action, Discussion: 4.2 Planning Board Minutes February 13, 2020

no quorum Action, Discussion: 4.3 Planning Board Minutes March 12, 2020

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approve the March 12, 2020 minutes.

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

Final Resolution: Motion Carries

Yea: Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro

Abstain: Lisa McQuade, Pat Shea

Action, Discussion: 4.4 Planning Board Minutes March 30, 2020

not available 5. **Adjournment**

Action: 5.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourn at 9:42 pm

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

Final Resolution: Motion Carries

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

Absent: Anthony Vaccaro