

Tuesday, August 17, 2021

Town of Monroe Planning Board Regular Meeting

TOWN OF MONROE, NEW YORK

Town Hall

1465 Orange Turnpike

Monroe, NY 10950

7:15 PM

1. Welcome

Subject :	1.1 Roll Call
Meeting :	Aug 17, 2021 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural
Subject :	1.2 Point out Fire Exits
Meeting :	Aug 17, 2021 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural
Subject :	1.3 Pledge of Allegiance
Meeting :	Aug 17, 2021 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural

2. Returning Projects

Subject :	2.1 DG Management (0172-2019) SBL # 1-1-96 Schunnemunk Road
Meeting :	Aug 17, 2021 - Town of Monroe Planning Board Regular Meeting
Category :	2. Returning Projects
Type :	Action, Discussion
Subject :	2.2 A. Kestenbaum (0188-2020) SBL # 7-3-13 20 Allison Drive
Meeting :	Aug 17, 2021 - Town of Monroe Planning Board Regular Meeting
Category :	2. Returning Projects
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to have the building inspector determination regarding frontage on a major collector road appealed and reviewed by the ZBA and that we allow our planning board attorney to assist in drafting up the application and supporting documentation to the ZBA for their determination on our appeal and to authorize the Planning Board chair to sign the documents.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Subject : 2.3 J Squared (0191-2021) SBL # 47-1-16 Harriman Heights Road

Meeting : Aug 17, 2021 - Town of Monroe Planning Board Regular Meeting

Category : 2. Returning Projects

Type : Action, Discussion

Recommended Action : BE IT RESOLVED, that the Planning Board of the Town of Monroe

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to have the Planning Board attorney draft a negative declaration for the September 21, 2021 meeting and to schedule the public hearing on this application for the September 21, 2021 meeting provided the planning board received sufficient confirmation from Orange County regarding the binding comment number one on the Orange County Planning Department general municipal law report reflecting the sewer capacity is not an issue for this project because the project is located within OCSD # 1.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Subject : 2.4 Pallentine Sisters (0196-2021) SBL # 33-1-1.21 98 Harriman Heights Road

Meeting : Aug 17, 2021 - Town of Monroe Planning Board Regular Meeting

Category : 2. Returning Projects

Type : Action, Discussion

Recommended Action : BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to declare their intent to be lead agency for the CCR Overlay Pilate Village project subject to our consultants review of the revised EAF and the applicant providing detailed information on the bedroom mix and total number of units in order to circulate the concept plan project location map and to classify this as a type one action.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

3. Minutes

Subject : 3.1 April 8, 2021

Meeting : Aug 17, 2021 - Town of Monroe Planning Board
Regular Meeting

Category : 3. Minutes

Type : Action, Discussion

Recommended Action : BE IT RESOLVED, that the Planning Board of the
Town of Monroe hereby

Motion & Voting

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

Motion by Pat Shea, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Subject : 3.2 May 18, 2021

Meeting : Aug 17, 2021 - Town of Monroe Planning Board
Regular Meeting

Category : 3. Minutes

Type : Action, Discussion

Subject : 3.3 June 10, 2021

Meeting : Aug 17, 2021 - Town of Monroe Planning Board
Regular Meeting

Category : 3. Minutes

Type : Action, Discussion

Recommended Action : BE IT RESOLVED, that the Planning Board of the
Town of Monroe hereby

Motion & Voting

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

Motion by Jeff Manson, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Subject : 3.4 June 15, 2021

Meeting : Aug 17, 2021 - Town of Monroe Planning Board
Regular Meeting

Category : 3. Minutes
Type : Action, Discussion
Recommended Action : BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby

Motion & Voting

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

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Subject : 3.5 July 20, 2021 Minutes
Meeting : Aug 17, 2021 - Town of Monroe Planning Board Regular Meeting
Category : 3. Minutes
Type : Action, Discussion

4. Adjournment

Subject : 4.1 Adjourn Meeting
Meeting : Aug 17, 2021 - Town of Monroe Planning Board Regular Meeting
Category : 4. Adjournment
Type : Action, Discussion
Recommended Action : BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby

Motion & Voting

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

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, Pat Shea