

Town of Monroe Planning Board Regular Meeting MINUTES

— 08/20/2019

Town of Monroe Planning Board Regular Meeting (Tuesday, August 20, 2019)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson

Members Absent: John Allegro

1. Welcome

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 **Foreign Objects Beer Company** (0175-2019) SBL# 38-9-1.1

David Niemoitko - representing applicant

continuance of an existing use permit - restaurant tavern

Beer tasting place

no food prep

no beer manufacturing on site

beer will be stored

tasting area and purchasing of beer

no proposed changes to the footprint of the building except for a privacy screen

owner upgrading exterior to make nicer including parking area

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby opens the Public Hearing at 7:10

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson

Mr. Andy Dunne 3 Candle Road

1)how many parking spaces are you proposing?

2)are you serving food?

3)Is there a NYS law that if you are serving alcohol you must serve food?

4)Is the beer in 4 oz glasses?

5)you are planning for a carry out business

6)will there be tables and chairs

Mr. Dunn concern serving of alcohol without serving food your in a residential neighborhood with houses within 100 ft, traffic, noise, property values, bikers what is this going to morph into?

Mr. Niemotko answers:

1) 12 total

2) no

3) I am not aware of any

4) I am not sure of the size of the tasting glasses

5) yes the owners are doing tasting and then purchasing the beer to be consumed elsewhere

6) yes there will be tables and chairs

Mr. Edsall explained that the use on the building already allows for tavern/restaurant so food can be served

Ms. Torre as the engineer explained it will be necessary to get a liquor license and if at that time they are told they need to provide food it is within the use of the zoning code for them to do that

Chairwoman Franson a public hearing was not required for this project but the board decided to hold one to hear what the neighbors had to say

Mr. James Schmidt - 142 West Mombasha

1) what are the hours going to be and who is going to regulate the hours

2) is this going to become a sports bar

Prior experience with this establishment drunks shooting guns off in parking lot, hours of operation, if expansion in back it will be under my bedroom window, State Liquor Authority, doesn't want to see a fly by night business, there is a school bus stop on the corner of Mombasha and Lakes

Mr. Niemotko

1) Monday - Saturday 12-9, and Sunday 12-7

2) that is not the intent of the applicant

Mr. Jack Daly - 42 Lakeview Dr

my biggest concern is hap hazard parking outside of the parking spaces, on the side of the road on the grass. Need to keep Lake View drive out of the parking area

Barbara Maletz-Patterson - 148 West Mombasha Road

my property is right next store - my biggest concern is the possible outdoor space
School bus stop concerned with late bus that arrives between 4-5 and people have been
drinking there

Chairwoman Franson closes the Public hearing.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby closes the public
hearing at 7:25 pm.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight,
Jason Czerwinski, Jeff Manson

Mr Edsall comments: see attached

1) clarification of the use of the project

2) review what is being proposed to be done: parking layout modification, updated
handicapped parking delineation, fence screening with new sign and lighting, add walk in
cooler

3) GML review status

4) reviewed new plans: suggest a note to be added to A-1 and A-2, clarification on the site
development planimetrics noted the referenced survey is nearly 14 years old, a barrier
between last 2 parking spaces and first space at end of building, lighting on Sheet A-1,
handicapped parking detail on SP-1 needs corrections listed, approval box needed

5) outstanding items from July meeting - a note regarding road area, samples of building
finishes, and the new fence/sign and awning

Chairwoman Franson asked about the outside lighting and how will it be set on timers or
turned off as establishment closes

Mr. Niemotko have not discussed this issue but I believe timers would be best

Member McQuade items that the public brought up I feel we should discuss: school bus stop,
hours of operation, days of the week, parking outside of the designated area

Question came up about who will answer alarm in middle of night? Is there a back up
generator?

Floor Plan review - talk about activity in each space

A-2 proposed layout

left storage area, 2 fermenting tanks, storage self, a basin sink and a walk in freezer
middle section to the right as you enter from front at the long table is the tasting table

far right room 2 bathrooms and 2 counters

not showing any seating, only showing high top counters for standing and tasting

maximum occupancy parking versus code: 30

Mr. Schmidt asked why is there brewing equipment if they will not be brewing on the property?

Mr. Niemoetko said they are not brewing on the property. The tanks are only 7 gals it is a finishing process

Mr. Dune came and asked how is beer packaged?

The Planning Board openly discussed the residents comments.

Owners will comply with State mandated Liquor license requirements.

Member Manson asked if the applicant was going to be looking into adding location to what is typically called "Pub Crawl" going from one location to another in public transport for tastings.
Mr. Niemoetko said this has never come up in conversation.

Follow up with OCDPW regarding review

Hold off resolution to have open public written comments by Sept 3rd
need more information regarding hours of operations
compliance with liquor license

reissue plans by September 10

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby opens the Public Hearing at 7:10

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight,
Jason Czerwinski, Jeff Manson

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Final Resolution: Motion Carries

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3. Returning Project

Action, Discussion: 3.1 **J6 Construction** (0177-2019) SBL # 10-5-2,3,4

Tom DePuy - DePuy Engineering

We have abandoned the 5 lot subdivision and gone back with the 3 initially approved lots and now looking for a lot line change to even the 3 lots out a little more.
provides for a better layout for house location and driveway etc.

comments regarding making lot line change makes all properties in zoning compliance now original 280-a is still applicable

reviewed resolution

no public hearing required for a lot line change

this is a Type II action under SEQRA

GML 239 was completed - response matter for local determination

submit plans to be signed within 60 days to the Planning Board

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the lot line change for J6 Construction and Development Core subject to the revisions that were noted including elimination of condition 3 adding reference to the Orange County Clerk's office to condition 9 and eliminating the second sentence that starts at failure on page 6.

Motion by Jeff Manson, second by James McKnight.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson

Action, Discussion: 3.2 DG Management (0172-2019) SBL # 1-1-95

cancelled 4. **Village of Kiryas Joel**

Action, Discussion: 4.1 Raywood Drive Holdings

Joel Mann Project Coordinator

3 projects before Planning Board in Kiryas Joel
notice to Town of Monroe Planning Board as interested agency

Full traffic studies being done Action, Discussion: 4.2 Highview Estates

Joel Mann Project Coordinator

3 projects before Planning Board in Kiryas Joel
notice to Town of Monroe Planning Board as interested agency

we would like to continue to receive updates on these projects at all times Action, Discussion:
4.3 The High End of Forest

Joel Mann Project Coordinator

3 projects before Planning Board in Kiryas Joel
notice to Town of Monroe Planning Board as interested agency 5. Minutes

Action: 5.1 November 13, 2018

no approval done
change in board members

released Action: 5.2 May 9, 2019

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the May 9, 2019 minutes as amended.

Motion by Anthony Vaccaro, second by James McKnight.

Final Resolution: Motion Carries

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

Abstain: Chairwoman - Bonnie Franson

Action: 5.3 May 21, 2019

6. Adjournment

Action: 6.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's meeting at __9__ PM.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight,
Jason Czerwinski, Jeff Manson