

Town of Monroe Planning Board Regular Meeting MINUTES

— 10/15/2019

Town of Monroe Planning Board Regular Meeting (Tuesday, October 15, 2019)

Generated by Norinne McSweeney

Members present

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

Consultants:

Shawn Arnott, PE

Ashley Torre, Esq.

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. New Project

Action, Discussion: 2.1 **Outback Steak house** (Miscellaneous) SBL # 2-1-13.1

Mark Kaminski - Managing Partner

proposing to paint the exterior of the building only
have sample board and colors

Chairwoman Franson: not sure if this is an application it may be a waiver.
everything is staying the same except for the color of the exterior of the building
Ashley review Architectural review
this is an approved site plan which is looking to make minor revision

Ms. Torre under the code 57-31 minor revisions or alternations to existing facades can be
waived by the Planning Board
this is just before the board for ARB correct

Chairwoman Franson: did the Building Inspector have any comments regarding this
Ms. McSweeney said no he had nothing as this is for ARB review only
Board please review the handouts and if you have any questions or comments

Member Manson: asked if the color changes has to do with all of Outback upgrading
Mr. Kaminski yes at this point we are just doing the colors

Member Vaccaro questioned if there were going to be any changes to the sign.
Mr. Kaminski no just painting

Chairwoman Franson:

Type II action

minor revision

condition applicant pursuing this design before the board

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby raises the motion that we waive Architectural review approval subject to the applicant using the colors the materials and finishes as proposed this evening and submitted to the Planning Board.

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, John Allegro

3. Returning Project

Action, Discussion: 3.1 **Eagle View Estates** (0168-2018) SBL # 18-4-60 & 61

David Niemotko - Architect

responded to McGoey Hauser & Edsall comments dated September 17, 2019
mostly encapsulated retitling some of the lots , lot 1, lot 2 and then the original lot lakeside parcel no longer segregated out from the rest of the land that has been divided and is part of lot 1 & lot 2

we followed up with sewer design per Mr. Edsall deferred the design once again to Moodna Creek and their consultant so we went through that process with Moodna and Lanc & Tully, they approved revised sewer design in its entirety, letter sent by Lanc & Tully who is representing Moodna

that encapsulated the majority of the revisions that were made and I am hoping we are near completion

Chairwoman Franson:you addressed all of Mr. Edsall's comments from September 17, 2019
Mr. Niemotko yes point for point in our September 26, 2019 submittal

Mr. Arnott tonight's review comments: comments based on 9/26 set
noted that the floating dock from previous applications has been removed

more technical items: slopes on the profile some weren't shown station 141-149 steep slope
page sp6 discussed

private road detail needs some minor tweaking sp-7 swale on up hill side, swale needs to be
on both side private road, discussed

driveway culvert needs a size and grading

fire turn around identified as 20 feet wide but believe it should be 26 that should be checked
out with the state law will need to speak to Mark Edsall regarding this

culvert needs size & type, construction detail, 15 inch minimum,

porous pavement details provided even though unclear where it is proposed - Mr. Arnott said
that Ms. Torre pointed it out to him it is for proposed driveway lot 61 page sp-5

using it to meet the pervious pavement coverage

discussion among applicant, engineer and board members on culvert, swale and private road

Chairwoman Franson pointed out the sidewalk needs to be redirected on plans

Chairwoman Franson questioned do we need to meet pervious pavement coverage if this is a
cluster

Ms. Torre yes there is an issue with that because the plans, this is in the water supply
protection overlay at the last meeting I believe it was asked to update reference that in the
bulk table that it is in that district as well. Bulk table has 50% for the maximum coverage,
where did you get that figure from?

Chairwoman Franson: he may of just developed it to come up with the requirements for the
cluster subdivision

Ms. Torre the water supply protection overlay requires maximum 15% coverage or 35% if you
have storm water quality controls and lot coverage in the cluster that's actually something for
single-family detached homes that this does not waive so you waive the lot area and the
setbacks you could determine, but as far as the lot coverage that is not included in that
section unless you are aware of something that I am not.

lot coverage includes the road as it is a private road so the impervious area needs to be
brought down to 35% with water quality controls - its there to protect Walton Lake

Ms. Torre if you can't bring it down you can go before the ZBA for a variance

Conservation Easement Marker detail markers shall be field set by the project surveyors
these should be done during the building permit process so it would be a condition in the final
resolution - they would be a condition of Platt signing

concrete sidewalk detail included - name to walk way

reviewed the description of the conservation easement we note several inconsistencies between the metes and bounds descriptions and bounds shown on the plans - Mr. Arnott we will work with Mr. Niemotko separately on this issue

status of the easement and road maintenance agreement should be discussed we previously provided comments regarding such document, we've reviewed the bounds of the private road and utility easement on the plans and there appears to be a missing course on a plan or extra course on the description for the private road. On private roadway the sixth vent Gabriel Drive description - letter from Steve Drabik-

we have radius and arc length of 19 & 17.9 that's in the 6th vent disregard

reviewed hydro geologists testing result. comments were made on the validity of the report as the Sikoryak family was on vacation.

Sikoryak were away during July 12-21, 2019 actual testing was July 22 - 29, 2019

background monitoring period was from 1100 hrs on July 22 until the start of active pumping and the recovery period was monitored from the end of the test ten hundred hours on July 25, 2019 until 9:40-9:55 on July 29, 2019. Active portion of the test was from 1000 hrs on July 24 until 1000 hours on July 25, family returned from vacation prior to the beginning of the test and the applicant extended background monitoring period to capture weekend usage of the Sikoryak well. There was a miscommunication on the proper notification of the testing to the Sikoryak family.

water quantity vs. water quality if there's a water quality problem that arises from the new wells, what should be done for the neighboring wells, how is water quality address can potential mitigation be bonded. This was brought up because of the silt that came up during the testing. Please note that the test was conducted at a rate equal to 3 1/2 times the Department of Health standard rate of 2 times daily demand roughly 7 times what would be considered average daily demand of 3 four bedroom homes. Two times daily demand for the proposed development is 1.5 gallons per minute test was performed at 5.26 gallons per minute. As such the tests imposed a greater stress on the aquifer that is likely to occur under normal usage scenarios.

what are implications for the neighboring wells for example cumulative impact, can there be a requirement for potential additional testing or not required basing on the results. Under the current Town code there is no provision for assessing potential cumulative impacts that I am aware of. Water quality testing was not performed during the test and Department of Health will require water quality testing as well as yield testing on any new wells installed.

How long will impact occur from new wells going online ie duration. This is difficult to predict and it would depend on the nature of the impact normal water usage calculation.

reach out to Sikoryak family - provide lab test with 7 days - silt in water

Ashley - lot coverage 62 day next workshop meeting
conservation easement - dock removed easement split between both properties
natural state within easement
Town Road Specs about private road a63-13 sub c 2 - 1
work with attorney road way easement
engineer final review of easements

Chairwoman Franson- Ms. Torre work on resolution from Mike Donnelly add to it for the November 14 meeting

4. Minutes

Action, Discussion: 4.1 **May 21, 2019**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the Minutes for May 21, 2019.

Motion by Jason Czerwinski, second by John Allegro.

Final Resolution: Motion Carries

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

Action, Discussion: 4.2 **June 18, 2019**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the June 18, 2019 minutes with revisions.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairwoman - Bonnie Franson, James McKnight, Jeff Manson

Abstain: Lisa McQuade, Jason Czerwinski, John Allegro

5. Adjournment

Action: 5.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's meeting at 8:45 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, John Allegro