

Town of Monroe Planning Board Regular Meeting MINUTES

— 10/17/2023

Town of Monroe Planning Board Regular Meeting (Tuesday, October 17, 2023)

Generated by Norinne McSweeney

Draft

Members Present:

Chairperson - Bonnie Franson, Jeff Manson, Nicholas Napoli, J Louis Rivera, Robert Garstak

Members Absent:

Dylan Penn

Pat Shea

Planning Board Consultants:

Ashley Torre, Esq.

Shawn Arnott, PE

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Continued Public Hearing

Action, Discussion: 2.1 **Summer Crest LLC** (0213-2023) SBL # 3-3-12,3-3-15.2

Applicant Representatives:

Jonathan DeJoy

Tim Mitts

Chairwoman Franson - asked the applicant if they had anything they wanted to add to the public hearing at this time. They did not. So the public hearing was open to the public for comments. There was nobody present to speak from the public. The public hearing was closed by a motion.

Chairwoman Franson - addressed Ms. Torre to go over what is the next step.

Ms. Torre Comments:

- the public hearing had been adjourned until tonight waiting on the GML from Orange County Planning which we did receive with local determination.
- received a letter prior to the last meeting from an attorney representing a neighbor I

summarized the issues that were raised there and some comments on those.

- three main issues - first was the 10 year chronology of use and ownership was not submitted
- the applicant has done so to what was available to them.
- then there was the construction drawings and material list. They did give a material list the construction drawings they did request a waiver for on the basis its not required by the building inspector - that would be appropriate to waive
- the windows and the foundations that the board had requested this was discussed the applicant is not requesting that as part of this application of certificate of appropriateness. If the Building Inspector did determine that the windows are being replaced and that it's subject to Planning Board Historical review they would have to return to the Planning Board.
- second issue was regarding the use of the structure and again the Planning Board not approving any use and we have been detailed in our discussions there the resolution does include some conditions to address the use or the future use of the structures as well.
- third was a question about whether they were required to come before the Planning Board for the work of disturbance and clearing that was done for the utility lines on the property to date. So whether something requires historical review that is a determination by the Building Inspector so that wasn't previously referred to the Board. There were some complaints and those should be directed to the Building Inspector.

Mr. Arnott - the applicant has addressed all my previous comments with regards to the application so I have nothing further at this time

Chairwoman Franson - read the Resolution of Conditional Approval Certificates of Appropriateness for Summer Crest LLC.

Mr. Mitts - can we ask one question to make it easier for this Board. I understand the foundation issue being an issue, but can we on the windows and doors once the building's up and fixed send you pictures of what the windows were and what the replacement windows and doors are and upon giving you that you can approve the windows and doors to be put on or not put on based on where I present without having to go through the full process again. It doesn't hold this board up, but if the foundation's got to be done I respect that there's a lot more to doing a foundation and what the building can be lift up or not lift up if you have to tear it down to the ground to rebuild it all sorts of codes are involved in that. But I would just ask maybe just say okay put the building up I'll send you some pictures of what was and what's proposed in the windows and just amend this based on that so it's only a couple windows on either building like we proposed the two walls one on each building Mr. Arnott you had pointed it out on number 30 and 37 and how it was dilapidated one side all we're going to do is fix that wall put Windows up so that the rest of the windows in the building will stay it's just that wall that gets new windows and that way we're not wasting your time and making it more efficient that I just come back to you here's the wall it's done here's the proposed doors here's a proposed window and then you can just say yay or nay.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to close the public hearing for Summer Crest LLC.

Motion by Chairperson - Bonnie Franson, second by J Louis Rivera.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Nicholas Napoli, J Louis Rivera, Robert Garstak

Nay: None

Abstain: None

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve this resolution as amended.

Motion by Robert Garstak, second by J Louis Rivera.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Nicholas Napoli, J Louis Rivera, Robert Garstak

Nay: None

Abstain: None

3. **Returning Projects**

Action, Discussion: 3.1 **Barrett** (0214-2023) SBL # 9-2-6 145 Cooper Street Monroe, NY

Applicant Representatives:

Jessie Shih - Niemotko Associates

Mr. Shih - resolved the consultants comments and we are here to get this approved

Mr. Arnott - one carry over comment from last time note # 4 on the plans requires that the owner shall reside in the existing dwelling. I ask that it be updated to say shall reside in the dwelling unit until the accessory apartment use is terminated. Otherwise everything else has been addressed. Orange County Planning had a local determination, the Board waived the public hearing, and it is a Type II action.

Ms. Torre - I prepared a draft resolution for your consideration this evening.

Member Garstak reviewed the draft resolution for the Board.

Ms. Torre did a summary of the resolution for approval.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the accessory dwelling unit Edward Barrett at 145 Copper Street.

Motion by Chairperson - Bonnie Franson, second by Nicholas Napoli.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Nicholas Napoli, J Louis Rivera, Robert Garstak

Nay: None

Abstain: None

Action, Discussion: 3.2 DG Management (0172-2021) SBL # 69-1-1.2 Schunnemunk Road Monroe, NY

Applicant Representative:

John Queenan - Lanc & Tully

Mr. Queenan - tonight we are before you with a request for an extension of the conditional final approval I would ask the board if they would consider granting it until December 2023.

Chairwoman Franson - do we have a general time frame that we extend to or do we do for shorter periods of time if the applicant request it.

Ms. Torre - normally you do it for 90 days is the time frame, which is in line with their request for the three months. So it would be from the date that it would expire exactly, so its set to expire on November 7, 2023, so it would be a motion to extend the conditional final subdivision approval for 90 days through February 5, 2024.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to grant the extension of the final subdivision plan approval for the DG Realty Management Cluster Subdivision to February 5, 2024.

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

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Nicholas Napoli, J Louis Rivera, Robert Garstak

Nay: None

Abstain: None

Action, Discussion: 3.3 **Mountainview Shul** (0195-2021) SBL# 43-5-2 277 Mountain View Road Monroe, NY

Applicant Representative:

John Queenan - Lanc & Tully

Mr. Queenan - We are here this evening to ask for additional time request for 6 months. The applicant is currently working with the Orange County Sewer District as well as the NYS DEC. We are still trying to get those outside approvals for the sewer. We would like to ask the board to consider a 6th month extension or as long as that you could give in order to get that condition satisfied.

Ms. Torre - under our code you can extend for an additional 180 days so that would be April 12, 2024.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to extend 180 days until April 12, 2024.

Motion by Jeff Manson, second by Nicholas Napoli.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Nicholas Napoli, J Louis Rivera, Robert Garstak

Nay: None

Abstain: None

4. Minutes

Discussion: 4.1 May 11, 2023

tabled

Action, Discussion: 4.2 June 20, 2023

tabled

5. Adjournment

Action, Discussion: 5.1 **Adjourn Meeting**

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

Motion by Chairperson - Bonnie Franson, second by Robert Garstak.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Nicholas Napoli, J Louis Rivera, Robert Garstak

Nay: None

Abstain: None