

Town of Monroe Planning Board Regular Meeting MINUTES

— 10/20/2020

Town of Monroe Planning Board Regular Meeting (Tuesday, October 20, 2020)

Generated by Norinne McSweeney

Zoom Meeting

Members present

Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, John Allegro, Pat Shea

Members Absent:

Jason Czerwinski

Consultants:

Ashley Torre, Esq.

Shawn Arnott, PE

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Pledge of Allegiance

2. Continued Public Hearing

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

Joel Mann - Representative

Larry Torro - Civil Tech Engineer

Mr. Mann Review

we addressed the comments from last month's meeting

Will to serve letter from the Village of Kiryas Joel which has been submitted

some changes to the plans which were address

today received some comments from Mr. Arnott that we still need to address

Mr. Torro:

need to update the tree tabulation list

11 red oak proposed not listed on the chart

Mr. Arnott we received this afternoon comments from Monroe Conservation Committee you met out on the site with them, regarding some additional trees that they would like to see added to the plan, preserved

Mr. Torro they did mention some that were dead or not in great shape that would come out ,

all trees from meeting were marked and listed on the September 23rd submission

Mr. Arnott refer plans back to MCC for additional review

Mr. Torro 2nd comment on Mr. Arnott's list regarding the proposed street trees - need to add a note that the homeowners will be responsible for the upkeep and maintenance - is there something specific you want written here Ms. Torre

Ms. Torre we were actually working with the Town to see if it could be incorporated into the Storm Water Maintenance Agreement, so if acceptable to the Town the note would need to reference that agreement as well

Mr. Arnott last meeting proposed sidewalk to go to the edge of the right-of-way. In speaking with the Highway Superintendent he didn't take any exception to extending the sidewalk he just said the maintenance of that should be included in the storm water maintenance agreement.

Mr. Torro we need to provide the NOI, NOT and the storm water certification we will get them included in the SWPPP and submit them for final review

Ms. Torre confirm receipt of well serve letter from Kiryas Joel

proposed some revisions to the water agreement and Mr. Arnott added some technical comments, now it needs to be reviewed by the Town Attorney and approved, then returned to Mr. Mann

one additional thing needs to be added to the tree plan the code requires a note to be added regarding penalties and performance bonding in 57-84

the board needs to address 2 more items 1)the recreation fees which is usually done in the resolution and 2) the requirement for public improvement A65-25.1 and .2 mandatory public improvements you will need to review the list

open discussion regarding the public improvement bonding

Chairwoman Franson - is there a landscaping bonding that can also be done

Ms. Torre the town code landscaping regulations provide for some bonding 57.84 (i)

Mr. Brower MCC will provide a couple of varieties of trees with growing characteristics for the Board to select from. Additional question what's the projected total daily demand/gallons of water per day at the maximum, build out of these 3 homes. Is the water metered?

Mr. Mann water is metered and the gallons is 1704/day

Chairwoman Franson at this point we will move forward with Ms. Torre preparing a draft resolution for the next meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby closes the Public Hearing.

Motion by John Allegro, second by Pat Shea.

Final Resolution: Motion Carries

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

3. Returning Projects

Action, Discussion: 3.1 **DG Management** (0172-2019) SBL # 1-1-96

John Queenan - Lanc & Tully

Mr. Queenan review:

Last month referred to the ZBA with no Board comments, you were going to discuss those tonight

Lead Agency was circulated

made a couple of modifications to the maps addressing Mr. Arnott and Ms. Torre's comments regarding lot 1 and the flag lot, reversed the front yards as suggested, removed the open space area between lots 8 & 9 as it didn't meet the 75 foot requirement of separation from rear yard of a lot

Current plans and application submitted to the ZBA for the 50% open space area consideration, also included the 75 Foot rear yard to open space

We are scheduled for the ZBA next week on Tuesday

we are in the process of getting architectural for the buildings for a more defined footprint and then work on the elevations of those buildings, the grading and additional cross section

Ms. Torre LA was circulated on September 29th so we are not at the 30 days yet haven't seen anything in the way of objections wait until next meeting.

Chairwoman Franson just for the boards benefit we circulate our notice of intent to be lead agency to any involved or interested agency who has 30 days to disagree with our being lead agency and taking on the role of overseeing SEQRA process we wait the 30 days, can't start the SEQRA process. A Public hearing can't be opened until SEQRA is completed with either an accepted EIS or a negative declaration.

The applicant does have to still get the variance and if we are doing coordinated review the ZBA cannot take action until we are done with SEQRA. So we need to continue to advance the project, getting whatever analyses done so that we can get to the point of SEQRA determination as the ZBA has to rely on our determination.

Chairwoman Franson do any board members want to make any recommendations to the ZBA in regards to the open space.

Open discussion among board members and consultants regarding a recommendation to the ZBA as far as the open space and the cluster subdivision plan.

Ms. Torre to draft a letter of recommendation to the ZBA for the board to review and possibly approve at the next meeting.

Action, Discussion: 3.2 **Eagle View Estates** (0168-2018) SBL # 18-4-60, 18-4-61

David Niemotko representing the applicant

Glenn Schaeffer - applicant

Mr. Niemotko review last time here presented 2 options reflected in current design, all 3 lots comply with the zoning code as shown on page C3 on the bulk table, we are keeping the same sewer concept with the one line continuing to the existing manhole, easement is the same, we worked out the grading for the driveways to enter the 2 lots off Lakes Road, did receive the comments and they are agreeable

Chairwoman Franson - so we have 3 conventional lots now

Mr. Arnott's comments: (see attached) reviewed by Mr. Niemotko
proposed lots 1 & 2 has a proposed "Shared Driveway" shared curb cut then separate into 2 driveways - needs to comply with Private road standards
proposed access needs to be reviewed by OCDPW
sight distance should be indicated
sewer main extension is required, also must be accepted by Moodna Sewer
MHE concerned with 3' wide sewer easement not being wide enough
revise sewer main trench
pavement restoration detail should be revised
sewer easement proposed with lot 2
applicant should be advised of letter from OCDPW
project within 500 foot distance from Lakes Road refer to OCDP
status of SEQRA should be discussed

Mr. Niemotko questions on Mr. Arnott comments:
how far in before shared driveway needs to be separated - couldn't find it in the code. Mr. Arnott should be close to the beginning of the easement
screening between the driveways
Open discussion between board members, applicant and board consultants regarding the aspects of the shared driveway and landscaping

Open discussion regarding sewer hook up after recent letter received from OCDPW

Ms. Torre comments:
Sewer service needs to be addressed
SEQRA need a new EAF
wetlands permits

Sheet C3 lot coverage excludes sewer easement area?

Bottom of sheet C3 Note 1 needs to be revised to indicate lots 1 & 2 have a shared entrance

note 3 needs to be deleted it is no longer a cluster subdivision

the requirements for public improvement and rec fee will have to be discussed by the board

Member Mason one suggestion rain garden lot 1 balance between 1 & 2 maybe do a rain garden on 2 as well

Once new plans come in submit to OCDPW 4. **Minutes**

Action, Discussion: 4.1 **May 14, 2020 Minutes**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves with noted changes.

Motion by Jeff Manson, second by Lisa McQuade.

Final Resolution: Motion Carries

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

Action, Discussion: 4.2 **June 11, 2020 Minutes**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby motion to approve June 11, 2020

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

Final Resolution: Motion Carries

Yea: Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, John Allegro, Pat Shea

Abstain: Anthony Vaccaro

5. Adjournment

Action: 5.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourn at 9:16 pm.

Motion by Pat Shea, second by Anthony Vaccaro.