

Town of Monroe Planning Board Workshop & Regular Meeting

MINUTES

— 11/13/2018

Town of Monroe Planning Board Workshop & Regular Meeting (Tuesday, November 13, 2018)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Rich Troiano, Jason Czerwinski, Jeff Manson

Absent:

Lisa McQuade, Bonnie Franson, James McKnight

1. Welcome

Action, Discussion: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Returning Projects

Action, Discussion: 2.1 Schunnemunk Subdivision (0164-2018) SBL # 1-178.3

Lucy Conley - Lanc & Tully

Submitted revised Yield Plan

revised the layout & grading on the road to meet the Town specs
showing 9 lots

continue to work on cluster subdivision for 6 lots

Jeff mentioned the letter received by OC Planning with concern to the sewer capacity as the proposed houses are 6 bedroom versus the normal 3/4 bedroom

Mark reviewed his comments:

hard to follow some of the grading

driveways if buildable

lot 1 - 10% slope

lot 6-9 slope not to bad

talked about not having downgrade driveways that aim into the house in order to prevent flooding in the house

sewer line is shown but not sure if an easement has been obtained

showing a retaining wall along back of lot 1 through lot 4 with height up to 18 feet that really

excessive

as a yield plan it demonstrates that there is a way to meet zoning and a physical way to develop all nine lots

Mike the standard is whether it is approvable which is somewhere between technical compliance and one you're happy with but since they are only proposing 6 in cluster this is something the board can say the yield is acceptable and to move forward with providing the details of the cluster plan.

Is this going to be a private road or a public road? Public road as it exceeds the 4 internal lots

Jeff- wanted to point out comments from conservation stand point as to the rain water and storm water runoff something that John Queenan will have to address in a future meeting
BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approve the prepared Yield plan of 9 with a condition of no more than 6 in the cluster.

Motion by Jason Czerwinski, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Jason Czerwinski, Jeff Manson, Rich Troiano

Absent: Lisa McQuade, James McKnight, Bonnie Franson

3. New Projects

Discussion: 3.1 Meadow Hill Subdivision -(Lake side) (0169-2018) SBL # 37-1-1

Joe Pfau - represent applicant

sketch plan 8 lot subdivision on 13 acres North side of lakes road

all lots have Frontage on Lakes road

wells and septic systems

wetlands - no wetland disturbance will be done

since we are coming off a county road we have combined driveways on 6 of the lots for a total of 6 driveway cuts

Mark reviewed comments

all bulk requirements on tables

wetlands from 2004 map - board should request update wetland survey

also town code for wetlands Chapter 56

combined driveways are common curb cut not shared driveways - wider curb cut

OCDPW approval for driveways

site distances for curb cuts for OCDPW

wetlands noted are from a 2004 map should be an updated wetland evaluation, in addition to the Army Corps wetland we need to deal with the Town of Monroe Chapter 56 local wetlands, so they need to be identified

driveways - referenced as combined driveways but actually combined curb cuts as Town code does not allow for shared driveways

Will need OCDPW approval and is subject to the location of driveways and site distances and safety

preliminary the well to septic spacing look fine, OCH will also be interested in the positioning of such and will be out doing site reviews

with the size of the project and the disturbance likely a swept will be necessary concern with proximity to the wetlands

Joe Pfau - wetlands will be redelineated by North Country

questions from Joe - will the Town require jurisdictional determination from the Army Corps if its clear that the project is not making any disturbances can be made a condition of approval that it be delivered when received.

question from Joe - the EAF form showed yes to archeology - is the Planning Board going to require Phase one archeology study for project

next submittal include resource plan

4. Minutes

Action: 4.1 September 13, 2018

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the September 13, 2018 minutes.

Motion by Jason Czerwinski, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Rich Troiano, Jason Czerwinski, Jeff Manson

Absent: Bonnie Franson, Lisa McQuade, James McKnight

Action, Discussion: 4.2 September 18, 2018

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the September 18, 2018 minutes.

Motion by Anthony Vaccaro, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Rich Troiano, Jason Czerwinski, Jeff Manson

Absent: Lisa McQuade, Bonnie Franson, James McKnight

Action, Discussion: 4.3 October 11, 2018

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the October 11, 2018 minutes with corrections.

Motion by Rich Troiano, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Rich Troiano, Jason Czerwinski, Jeff Manson

Absent: Lisa McQuade, Bonnie Franson, James McKnight

Action, Discussion: 4.4 October 16, 2018

5. Closed session

Discussion: 5.1 Review status of Gomez application - discuss if sending to ZBA for variance

Open discussion with board members, attorney and engineer

whether this project needs to be sent to the ZBA for area variance approval not on a traditional acre on a builders acre

this is an existing accessory apartment, so the question is if the accessory apartment had been completed with permits under the old code it was not no permits were issued another point is that there was a staircase put in and the ceiling changed for access to a bedroom on the 2nd floor of the house - is this included in the accessory apartment and if so then it will be non conforming as it will be over the 750 sq ft allowed

follow up with Ben

discussion being held over until Dec. 13th meeting when the Building Inspector can join us let the applicant know that they can start the process for appearing before the ZBA if they want or wait until after December meeting when the Planning Board and applicant will have a better understanding of everything it needs to go to the ZBA for all items that need relief on this project 6. **Adjournment**

Action: 6.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board for the Town of Monroe hereby adjourns tonights meeting at 8:00 pm

Motion by Jason Czerwinski, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Rich Troiano, Jason Czerwinski, Jeff Manson

Absent: Lisa McQuade, Bonnie Franson, James McKnight