

Town of Monroe Planning Board Workshop Meeting MINUTES

— 01/10/2019

Town of Monroe Planning Board Workshop Meeting (Thursday, January 10, 2019)

Generated by Norinne McSweeney

Members present

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

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Appointments

Action: 2.1 Acting Chairman

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby appoints Jeff Manson as Acting Chairperson in the absence of the current Chair.

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, John Allegro

Abstain: Jeff Manson

Action: 2.2 Planning Board Attorney

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby appoints Michael Donnelly of Dickover, Donnelly & Donovan LLP as the Planning Board attorney for 2019.

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

Action: 2.3 Planning Board Engineer

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby appoints Mark Edsall of McGoey Hauser & Edsall Consulting Engineers as the Planning Board Engineer for 2019.

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, John Allegro

3. Discussion

Discussion: 3.1 **Mikvah Yisroel** (16-004) SBL # 1-2-39.1

Isaac Walter - Project Engineer

Tom Cuszack - Hyrdogeologist with WSP

Review why there to discuss Mikvah Yisroel well situation. In the original approval this project was going to use their own well, but there is an issue with run off from the road at this well location, so they are back to get permission to use the well at the Glenwood II school site.

Tom - connect the Mikvah project with the Glenwood well which is a bedrock well. This was in the original plan in the beginning. The well has been tested multiple times and it is testing above the chloride level for drinking water. Testing on the well was April 4 & 19 2017

Mark Edsall stated that the Planning Board at the time reviewed specs for the Glenwood 1 & 2 locations not any additional offsite locations, Mikvah Yisroel the change we are here to review. Letter was sent to the Health Department 6 months ago, comments sent to Mikvah answer were resubmitted today January 10th. Nothing submitted to the board.

Agreement between parties that water will be provided to the additional facility

Awaiting ODHD approval

Nothing formal has been submitted to the Planning Board

Site plan for the Mikvah has to be reapproved. Glenwood II and Mikvah Yisroel has to be amended.

Mark Edsall mentioned that there is a License agreement has been executed between Town and Mikvah to permit the force main of the sanitary sewer to cross the Town road for the Glenwood School to access the County sewer - it now needs to be amended to include water and sewer within the Town road

There needs to be an agreement between all parties

Need information on the water line between Glenwood and Mikvah. Need as built

An amended application should be submitted combining both Mikvah and Glenwood.

Will have to go to OCDP again

Request for Master Plan has been asked for again.

4. Returning Projects

Discussion: 4.1 **Lakeside Subdivision** (0168-2018) SBL # 18-4-60 & 61

No show held over until January 15, 2019 Discussion: 4.2 **Kingsville Synagogue** (0161-2018) SBL # 1-1-4.32

No show held over until January 15, 2019 Discussion: 4.3 **Meadow Hill Subdivision** -(Lake side) (0169-2018) SBL # 37-1-1

Joseph Pfau of Pietrzak & Pfau Engineering and Surveying representing project
8 lot subdivision across from Solar farm on Lakes Road
last meeting asked for resource plan which has been submitted
needed an update EAf complete
wetlands interior of property, no major slopes to speak of
wetlands need to be delineated Chapter 56 Local Wetland Law
Site distances on driveways
considered a major subdivision will need to look at a cluster and conventional site plan and establish a yield
properties on well and septic
send wetland information to Army Core of Engineers for Jurisdictional Determination
septic & well locations in order to check separation
passed out some alternative ideas for some of the lots
No Shared driveways, but can have shared curb cuts
Scenic Road Provision in the Town Zoning 57-21.4 for vegetation
Joe Pfau to reach out to OCDPW to have a meeting with Mark Edsall, Joe Pfau and OCDPW
Send to Town of Monroe Conservation Commission

5. New Projects

Action, Discussion: **5.1 Hillside & Scott** (0170-2018) SBL# 10-5-2, 3, & 4

Tom DePuy - DePuy Engineering
Hie W. Lu - Owner

Back before the board to seek approval of a subdivision had approval prior to the moratorium
3 parcels of land consolidating to make 5 lot subdivision located on Hillside & Scott
granted variances at the time
there was a private road and easement issued and approved
Central Sewer

Nothing has been grandfathered in within the new Zoning
There have been 2 Public Hearings one in 2012 and one in 2014

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to entertain the waving of a cluster subdivision for this application as it is less than 5 acres and because the lot layout being overall with the character of the neighborhood.

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

6. Minutes

7. Adjournment

Action: 7.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's meeting at 8:30 pm.

Motion by James McKnight, second by Jason Czerwinski.

Final Resolution: Motion Carries

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