

Town of Monroe Planning Board Workshop Meeting MINUTES

— 01/21/2020

Town of Monroe Planning Board Workshop Meeting (Tuesday, January 21, 2020)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, John Allegro, 1 vacancy

Members Absent

Jason Czerwinski, Jeff Manson

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. Returning Projects

Action, Discussion: 2.1 HBP Lot 4B-Outside Area (0181-2019) SBL # 2-1-34.2

George Lithco - Jacobowitz & Gubits

received resolution a few comments to go over (see attached)

condition # 1 date of memo from Town Engineer

condition # 7 maintain of outside patio area

condition # 10 replace "he" with Building Inspector

Condition # 14 invite if necessary V/Harriman and OCSD to meeting

Condition # 17 change language requiring applicant (RD) to obtain license and comply with requirement

Ms. Torre commented on above as we went through them

Mr. Arnott reviewed comments (see attached)

1 listed improvements

2 Board deemed this outside seating consistent with the uses/intent of BP Overlay, Regional Shopping

3 SEQRA Type II

4 letter regarding utilities

5 Parking

6 GML response received - local determination

Chairwoman Franson trees replanted on the site - need to know where they are going prior to the removal -at the same time as the building permit is granted

Mr. Lithco - wants Building Permit ASAP

Mr. Arnott - can the board require a second permit for the outside work so the board knows where the trees are being relocated to

Ward Brower Conservation Commission - the trees need to be root pruned asap to increase survival

landscape architect to show how to remove and replant the trees

Mr. Lithco - work with Engineer and CAC for the proper handling of the trees

Chairwoman Franson - time frames when to be able to move and not move trees

Mr. Lithco - landscaper to approve what is happening

Chairwoman Franson reviewed Resolution prepared by Ms.Torre made necessary changes.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the resolution for RD Management LLC for Harriman Business Park Lot 4B End space subject to the revisions made this evening to the resolution.

Motion by Chairwoman - Bonnie Franson, second by John Allegro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, John Allegro

Action, Discussion: 2.2 **Berchtold** (0178-2019) SBL # 28-4-8 84 Circle Dr

Caleb Pawelski - Pietrzak & Pfau

Have been to the ZBA and received the necessary variance
at the workshop talked about completing SEQRA

Part II of the EAF

hopefully set up Public Hearing for next meeting

Mr. Arnott reviewed MHE comments date January 21, 2020 (see attached)

Motion for negative declaration

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby issues a Negative Declaration.

Motion by Chairwoman - Bonnie Franson, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, John Allegro

Scheduled a Public Hearing February 18

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby schedules a Public Hearing for February 18, 2020 at 7:15pm or soon thereafter.

Motion by Anthony Vaccaro, second by John Allegro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, John Allegro

Discussion: 2.3 **Eagle View** (0168-2019) SBL # 18-4-60 & 61

held over until February 13th meeting to discuss better lot lines 3. **Minutes**

Action, Discussion: 3.1 Planning Board Minutes August 20, 2019

no quorum Action, Discussion: 3.2 Planning Board Minutes September 17, 2019

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the September 17, 2019 minutes.

Motion by John Allegro, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, John Allegro

4. Adjournment

Action: 4.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's meeting at 9:05 PM.

Motion by Chairwoman - Bonnie Franson, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, John Allegro