Town of Monroe Planning Board Workshop Meeting MINUTES

— 02/13/2020

Town of Monroe Planning Board Workshop Meeting (Thursday, February 13, 2020)

Generated by Norinne McSweeney

Members present
Anthony Vaccaro, Lisa McQuade, Jason Czerwinski, Jeff Manson

Member vacancy

Members absent:

Bonnie Franson, John Allegro

Consultants:

Shawn Arnott, PE

Ashley Torre, Esq.

1. **Welcome**

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. **New Business**

Discussion: 2.1 Cupo/Maffei (0184-2020) SBL # 3-2-8, 6-4-2, 6-4-3.1 Round Lake Subdivision

Roseanne Cupo
Vito Maffei

we have 3 lots with single family homes on them we would like to rearrange the lot lines to make them more favorable

Acting Chairman Manson what are the benefits to reconfiguration

Ms. Cupo the 2 smaller lots would have better backyards
the land itself is really not usable for the bigger house on the lake
give us more opportunity to enhance our properties

Acting Chairman Manson:
so it is one long lot running from the lake until Hillside Terrace
West Wind Road is that a Private Road yes for a couple of homes

other 2 properties front along Round Lake Terrace
basically the larger lot would become smaller and the other land would become part of each of your lots
lakefront lot owned by each of you - yes was our parents home

Mr. Arnott comments:

bulk table raises concerns about a couple of variances they would be existing non-conformities as the non-conformities are not getting worse therefore typically a variance wouldn't be required but the attorney might know differently.
lot 1 has sewer and should be shown on the plans
lot line to be deleted should be marked as so
yards should be labeled correctly

Ms. Torre:

1. Confirmation that nonconformances are legally preexisting and confirmation of location of front/rear yards for Lot 1.
2. Assuming nonconformances are legally preexisting and yards are as labeled, application should be treated as a lot line change. Town Code § A65-5(B) requires "submission of a survey prepared by a surveyor licensed by the State of New York, indicating the proposed change in the lot line, the topography of the property to which the resulting land area is to be added or deleted and a notation that the area of land created by the boundary change is to become a part of an adjacent lot."
3. Lot 1 will need an easement for water service through proposed Lots 2 & 3 and General Note # 6 should refer to such easement.
4. Show sewer line and easement for Lot 1 and septic for lots 2 and 3.
5. Title on map needs to be changed to reference lot line revision rather than minor subdivision.
6. Must show topography of the property to which the resulting land area is to be added or deleted and a notation that the area of land created by the boundary change is to become a part of an adjacent lot.
7. Should clearly show the existing lot lines that will be removed and the proposed new lot lines; these should be clearly distinguished by using different shades of lines. Also, a recent lot line revision (J6 Construction lot line change – PB # 177-2019) included on their map a smaller depiction of the existing lot configuration and proposed and a lot line change property transfer table – this helped make the revision clear so I suggest something similar be added.
8. Bulk table should list both side yards for "side yard (one)" for each property.
9. Bulk table should maybe re revised to show the proposed lot 2 bulk right after the existing

6-4-2 bulk, followed by the existing 6-4-3.1 and proposed lot 3. It's hard to follow the way it is shown.
10. Reference Note 2 – Deeds are not the current deeds. I believe the current deeds are as follows, but applicant should confirm: (i) SBL 3-2-8 = Liber 11405, P. 1997; (ii) SBL 6-4-2 = Liber 3437, P. 131; (iii) SBL 6-4-3.1 = Liber 4556, P. 254).
11. Reference Note 3 – Filed maps should be identified by # and date filed. Applicant should confirm but I believe the dates are as follows: (i) Map 2261 filed 5/19/1967; and (ii) Map 3394 filed 2/27/1975.

Public Hearing not required
SEQRA Type II action 3. **Returning Projects**

Action, Discussion: 3.1 **Monroe Commons** (0182-2019) SBL # 2-1-10 Dunderberg Road

Joel Mann Brach & Mann
Caleb Pawelski Pietrzak & Pfau
Barry Terach - Architect

provided a list of consultants using on this project
need to discuss parking lot calculation
lot coverage

Ms. Torre:
need more details on what you are planning on using for pavers before they will be considered for lot coverage
need to reach out to Mr. Maldonado regarding parking calculation
public water supply approval
list of involved agencies so the SEQRA process can move forward
sewer main required

Member Vaccaro if we are going to be doing more with permeable pavers we should see some case studies on the products

Acting Chair Manson:
Ben's guidance on the pavers
regulation 57-50 business facility depending on size of area designated are for truck unloading space
57-51T info on parking calculation and planting

Mr. Mann moving forward traffic study - what intersections will be required to study for this project

Nineger, Dunderberg and County RT 105. We need a scope from the Planning Board to get the traffic study started

Put on Tuesday February 18 agenda

Discussion: 3.2 **81 Raywood Drive** (0176-2019) SBL # 43-1-11

Larry Toro Civil Tech Engineering
Joel Mann Project Consultant

3 lot subdivision by adding an extension to the cul-de-sac
need letter from Highway Superintendent approving the extension

use variance not required - Building Inspector Letter
we needed to provide grading plan
device for utility connections to see how service will be provided and how laid out

waiting to hear from Town Board regarding the road extension

uncovered deck are exempt and can be within the set back distances
improvement to existing road the right of way already exists

what is average length of extension approx 75'

sewer lateral for the rear 2 units - separate the laterals
village of Kiryas Joel for utilities - review proposed connections
Orange County Sewer district 1
water Kiryas Joel waiting for letter outside user - there is an agreement between this project and Kiryas Joel - need copy of that

what is adjacent to property - clarify existing easements
grading good - no retaining walls
zoning complies

Ashley
SEGRA - EAF needs to be revised
lot width corrected - corrected now

tree survey
subdivision regulations
GML OCDP
Public Hearing Kiryas Joel & Palm tree
Fire Department Review

4. **Minutes**

Action, Discussion: 4.1 **Planning Board Minutes August 20, 2019**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the August 20, 2019 minutes

Motion by Jason Czerwinski, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Jason Czerwinski, Jeff Manson

Action, Discussion: 4.2 **Planning Board Minutes November 14, 2019**

no quorum Action, Discussion: 4.3 **Planning Board Minutes December 12, 2019**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the December 12, 2019 minutes.

Motion by Anthony Vaccaro, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Jason Czerwinski, Jeff Manson

Action, Discussion: 4.4 **Planning Board Minutes January 9, 2020**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the January 9, 2020 minutes.

Motion by Jason Czerwinski, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Jason Czerwinski, Jeff Manson

5. **Adjournment**

Action: 5.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns at 8:35 pm.

Motion by Jason Czerwinski, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Jason Czerwinski, Jeff Manson