

Town of Monroe Planning Board Workshop Meeting MINUTES

— 03/12/2020

Town of Monroe Planning Board Workshop Meeting (Thursday, March 12, 2020)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro

member vacancy

Member Absent

Lisa McQuade

Consultants

Ashley Torre, Esq.

Shawn Arnott, P.E.

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. New Projects

Action, Discussion: 2.1 **Smith Farm 2020 Pool** (0185-2020) SBL # 69-1-1.2

Ronald Kossar Attorney

Mark Seamers Pietrzak & Pfau Engineering & Surveying, PLLC

Mr. Seamers reviewed the project history

181 residential homes 44 in the Village of Monroe and 137 in the Town of Monroe

access from 2 points off Gilbert Street

project will be serviced by Village of Monroe water and Orange County Sewer District 1

Overall projected approved jointly by Village of Monroe Planning Board and Town of Monroe Planning Board August 2015 with site plans signed November 2015

Project approved to be filed and constructed in 4 separate phases

Phase 1 was signed and filed with the County Clerks office in June of 2017

Phase 2 was signed and filed with the County Clerks office in November of 2017

Phase 3 & 4 both submitted at the same time as Phase 2 these are still waiting to be signed and filed

Construction Phase 1 built out with the exception of 3 lots and the community center and pool located in the Village of Monroe

Phase 2 roads and infrastructure are currently under construction basically where the project stands today

Project we are here for tonight is located in Phase 4 the area we are looking at was approved as a recreation field and multi-purpose area parcel is labeled open area D on the approved plans

Client is requesting 2nd pool and activity area proposing a 40'x20' pool and a smaller 15'x20' kids pool playground area with equipment outside pavilion area

area will be accessed by a 24 foot wide recreation access drive, originally approved for access to the water tower which has been removed from site plan this access drive will allow access to a 22 parking space parking lot same number as the parking lot for the community center and pool in the Village

the proposed improvements in this area located on fill area on original plan no additional disturbance

no bathrooms or utilities in this area, no water or sewer being run up this access drive to this area

areas to remain green next to pool and playground area

Board member questions:

will there be an alternate space for open recreation that this facility is replacing? No

nearest distance from this area to nearest house? about 600 feet

provisions for sidewalks or trails up from the neighborhood? sidewalks in development no proposed sidewalks along the access drive would be more foot traffic

How is the pool being filled? vendors to provide water for the pool

\$400,000 paid to the town for park land fees

There will be a pump house at the end of the facility so imagine there will be running electric up to there. Is there any provision around the pool or pavilion for lighting? Haven't gone that far but will look into it

What is the utility easement running through that area? power lines

Do you need any consent to put facilities near there? We may, we will contact the utility company

Chairwoman procedural questions:

get the plan that was approved for that area for comparison

would like to see the finding statement for EIS

how do we process SEQRA when it was a subject of a finding statement, believe finding statement was done by the Village as they took the lead on this

Ms. Torre yes the Village was the lead agency and the Village and the Town adopted a joint findings statement in 2006 and amended in 2015

what were the requirement of the URM?

does this trigger any variances

need more history, what was approved, what were bulk regulations, if it was suppose to be open, did it meet the URM

how are we affecting the overall development

Mr. Seamers I have all the resolutions and documents that can be submitted. - yes please project is 65 pages on big sheets, please send PDF in 11 x 17 size

coordinate with the village - refer application to the Village

driveway off a private road to access the pool

HOA by laws files - need copy

declaration of covenants and restrictions would like a copy

need revised EAF

site visit consent form needs date

Town of Monroe Highway Superintendent to review the road specs

Tree survey will be needed landscaping as well

DOH has to approve public swimming pool

revision to the SWPPP (Storm Water Pollution Prevention Plan)

cultural resource study - would like a copy

SHIPPO

DEC

Screening provided for non commercial pool

referral to Village of Monroe and Town of South Blooming Grove

coordinate a site visit 3. Returning Projects

Action, Discussion: 3.1 **Berchtold Subdivision** (0178-2019) SBL # 28-4-8

Reviewed the resolution BE IT RESOLVED, that the Planning Board for the Town of Monroe hereby approves the resolution

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairwoman - Bonnie Franson, Jeff Manson, John Allegro

Not Present at Vote: Jason Czerwinski

Action, Discussion: 3.2 **Yoel Shtosel** (0183-2020) SBL # 1-1-87

postponed until April meeting Action, Discussion: 3.3 **DG Management** (0172-2019) SBL # 1-1-95

John Queenan - Lanc & Tully

reviewed current status

O&R letter read into the record

resolution for 15 lots

a revision to the cul-de-sac right of way needed to be made from 50' to meet the Town Code of 60'

BE IT RESOLVED, that the Planning Board for the Town of Monroe hereby approves the conventional plan with condition for the maximum of 15 lots for the determination of yield.

Motion by John Allegro, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro

reviewed the resolution for conventional yield plan of 15 lots added a condition

project to proceed to the cluster plan

total parcel is 9.5

easement approx. 4 acres

balance buildable portion 5 acres

discussion regarding open space

look at the view shed

discussion on the utility easement what is allowed and not allowed

provide current aerial view - Drone

send letter to Shippo and DEC for SEQRA

4. Miscellaneous items

Action, Discussion: 4.1 DGEIS papers

discussion on what is coming before the Board DGEIS BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby cancels the March 17, 2020 meeting and holding a Special meeting on April 30, 2020 at 7:15 pm to discuss the DGEIS.

Motion by Jeff Manson, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Jason Czerwinski, Jeff Manson, John Allegro

Abstain: Chairwoman - Bonnie Franson

Action, Discussion: 4.2 Additional Consultants

we need additional consultants to assist Ashley Torre and Shawn Arnott on some of our projects with wetland delineations and Traffic

we already have a hydrogeologists

Possibility of a Landscape Architecture Consultant 5. Minutes

Action, Discussion: 5.1 Planning Board Minutes January 21, 2020

no quorum Action, Discussion: 5.2 Planning Board Minutes February 13, 2020.

no quorum Action, Discussion: 5.3 Planning Board Minutes February 18, 2020.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the February 18, 2020 minutes as amended.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairwoman - Bonnie Franson, Jeff Manson, John Allegro

Abstain: Jason Czerwinski

6. Adjournment

Action: 6.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby motion to adjourn.

Motion by Jason Czerwinski, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro