

Town of Monroe Planning Board Workshop Meeting MINUTES

— 03/14/2019

Town of Monroe Planning Board Workshop Meeting (Thursday, March 14, 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. Returning Projects

Discussion: 2.1 **Kingsville Synagogue** (0161-2018) SBL # 1-1-4.32

David Niemotko representing applicant

Reviewed recent submittal

submitted SP1 & SP2 with highlights being parking, 24' road access, relocation of the dumpster,

detailed items required: permeable pavers, dumpster enclosure matches/reflect color & texture of house, retaining wall details, evergreen tree planting, lighting upgrade

waiting on comments from Village of South Blooming Grove

Mark Edsall comments:

57-13J issues to review

still questions on the fence, can't interfere with the parking

showing 10/11 spots need another one

trash enclosure fence beyond property line

conflict with fence staying or being removed make decision and adjust plans accordingly

issues with sanitary disposal system still

Complete narrative needs to be done

set public hearing

GML 239 Action, Discussion: 2.2 **Karina Gomez** - (0162-2018) SBL # 24-1-68.27

David Niemotko representing

Project is back before Planning Board after being at the ZBA

received ZBA approval

Planning Board asking if any conditions set by ZBA

ZBA made suggestion about relocating parking spaces to save trees

hold resolution until 3/19/19 meeting to get some answers from the ZBA Action, Discussion:
2.3 Mikvah Yisroel - Water (0171-2019) SBL # 1-2-39.1

Isaac Walter Project Engineer

Tom Cusack Hydro geologist

The only thing left to do is respond to Mark Edsall's comments from 3/14/19

1 & 2 need no response

3 - approval box has been added with PB project number

4- as indicated on the OCH plans the water supply will be treated

5- pumping equipment for the Glenwood School and the Mikvah will draw water from the same atmospheric storage tank and no priority has been given to either location, and there are no shut off controls.

6-service agreement between Glenwood & the Mikvah as in easement and Mike Donnelly has seen that and it is satisfactory and will need to be recorded

-Kirk Rother will provide as built drawings

-an approval application for a street opening of the driveway street access permit has been prepared

7 & 8 are just comments no response

Mark feels the only remaining things are submittals to the Town Board and or the Code Enforcement officer

as far as I am concerned the as built and the test information are two items that could be differed and be part of the approval resolution but must be submitted to Ben Maldonado before a C/O is requested

and per Brian Nugents email as soon as he receives the final paperwork he will approve the license agreement

two resolutions to review

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the resolution of approval for the site plan for Miriam Goldberger Mikvah Yisroel as amended this evening.

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

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the resolution of approval for the site plan third amended resolution for Glenwood Partners LLC Glenwood School as amended this evening.

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, Jeff Manson, John Allegro

3. Additional Items

Discussion: 3.1 **Bald Hill** (0002-2000) SBL #

no representation brief conversation among the board members and consultants

Mike Donnelly spoke of an email Bald Hill had a number conditions to be met and one of them was the board was to review the HOA bylaws to make sure they carried forth certain conditions and I have given you a draft of those. In addition, there's to be a restrictive covenant that I do I don't have yet for you, but I thought if you want to add the bylaws to the next meeting agenda primarily the issue that the Town Board will have to address is whatever the mechanism is to ensure that the senior age restricted units are enforceable, but that's really their call more than yours but there are 2 or 3 conditions highlighted in that document that are required to be in the HOA bylaws.

set for next meeting 3/19/19 Action: 3.2 **Hillside & Scott** (0170-2018) SBL # 10-5-2,3,4

Scheduled a public hearing BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby schedule the Public hearing for Hillside & Scott for April 16, 2019.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson, 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 8:15 PM.

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, Jeff Manson, John Allegro