

Town of Monroe Planning Board Workshop Meeting MINUTES

— 04/08/2021

Town of Monroe Planning Board Workshop Meeting (Thursday, April 8, 2021)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, Pat Shea

Members Absent:

John Allegro

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. Active Projects

Action, Discussion: 2.1 **Verizon** (0186-2020) SBL # 2-1-36 401/2 Barr Lane

Scott Olson Young Sommers representing the applicant

Mr. Olson reviewed he submitted options for the fences. 3 options black, green and beige

Mr. Arnott comments:

minor comments:

applicant added most of the notes required the one thing missing was the time frame for painting the tank - not to exceed 5 years needs to be added to note 3 on the cover sheet sheet C1 plan view sheet identifies a municipal boundary somewhere on bar lane that is not correct and will have to be removed

the board wanted fencing on 3 sides to mitigate some visual impacts, looks like it's only proposed on 2 sides

recommend black vinyl fence with black slates

lastly lights proposed not on plan

Mr. Olson it is one light and it will be mounted to the H frame and it is on a timer

Mr. Arnott that is all from me I believe Ms. Torre prepared a resolution

Chairwoman Franson - we waived the public hearing, we adopted a negative declaration, so subject to your comment number one you had no objection and we have to resolve the fencing perimeter as well as color

any comments Ms. Torre

Ms. Torre - no nothing other than if you wanted to discuss the resolution and any comments

Ms. Torre addressed Mr. Olson in the resolution the easement will be part of the final plan signing. I did review the easement that you prepared and there were some issues that needed to be resolved. It wasn't going to be filed for 10 years and some other issues we can work out.

Mr. Olson everything has been signed.

Ms. Torre the easement won't be enforceable if it's not filed with the county clerk.

Mr. Olson I will double check that I think it was

Issue with the SBL as the grantor's property doesn't exist anymore, likely from when it became a condominium, it is essentially of easement over one of the common elements of the condominium - needs to be phrased differently

Mr. Olson that could be tricky as the board signed it but many residents were against the board signing it, if we have to approach them again we will

Chairwoman Franson reviewed the resolution with open discussion with board members, board consultants and Mr. Olson for final review at the Tuesday, April 20, 2021 meeting.

Action, Discussion: 2.2 **DG Management** (0172-2019) SBL # 1-1-96 Schunnemunk Road

John Queenan - Lanc & Tully

rough submission more updates coming in for the next meeting

most of Mr. Arnett's comments are repeats as we were working more on the architectural and grading

we are in receipt of the architectural comments now

received permits to install the wells from the building department

we submitted that plan which was reviewed by Mr. Maldonado, surveyors are currently scheduled to go out and stake those improvements those wells will probably be drilled within the next few weeks

surveyors will be doing a tree survey of any of the significant trees that are on the property, that will be on the plan incorporated with the landscaping, which will be incorporated into the final cross section that we are currently finishing

Chairwoman Franson questioned if hydrogeologists has been in communication with the boards/town hydrogeologists

Mr. Queenan our hydrogeologists has submitted the plan to the town and to OCH department and OCH approved the plan and the chosen locations for testing

Mr. Arnott I don't believe Frank Getchell has been approved to review this project as of yet Mr. Queenan have been in contact with the building department as to what is happening will include the planning board secretary.

Mr. Arnott I did let Mr. Maldonado know that we were aware that there would be minimal grading in order to get the equipment in

Mr. Queenan laying a stone path where the road will eventually go, possibly trees at the beginning

Mr. Arnott comments

some are repeats

bigger item need to understand whether or not proposed open spaces are going to be part of one of the lots, last time said lot one

Mr. Queenan that property line on the easement line needs to be removed - the rear one last time lots 8 & 9 were going to have a shared driveway - that has been revised to individual driveways - lot 9 potential parking in the front yard, not sure if cars there or garages underneath

Mr. Queenan lot 9 will have garages

grading changed lot 6 & 7 quite a bit of fill proposed at the rear and steep slopes not accounted for in the zoning table

Mr. Queenan these will be changing since we got the building footprints late - they are going to feather out into the open space and we are proposing a berm along the open space in order to plant on that area to soften it up

discussion regarding grading on some of the lots, how many stories, underground garages, Member Manson can you define what a berm is and what it's purpose is particularly for this project.

Mr. Queenan basically a berm is a raised elevation area. So you take a flat zone you want to berm it up to get height so that when you plant on it you get higher. It is for visibility visual purposes.

Mr. Arnott there was a new lighting plan submitted there is a fixture shown, locations will have to be noted on the plans, limit the kelvins color temperature to 2700

Member Vaccaro will a lighting district be needed?

Chairwoman Franson we can have Ms. Torre follow up on that.

Mr. Arnott anticipating the SWPPP and the erosion sediment control plan, needs to be referred to OCDP, Village of Monroe, OCHD and DEC, approval for wells and sewer main extensions respectively Orange County sewer is going to have to sign off
SEQRA

Ms. Torre comments

house relocation notes, # bedrooms, size of all the homes, tree plan you will need the tree plan notes, map notes saying no further subdivision of clustered lots shall be permitted, architectural plans are referring to lots one and two as Schunnemunk Rd change to DG Realty Management to be consistent

visual analysis, traffic analysis, SEQRA, bulk table add note reduced setback for the rear, Planning Board sets the yards in accordance with 57-21 7c make clear why less than required

Member McQuade questioning room numbering on plans pictures master, room 2, 3 and something showing baby? What is Baby?

Mr. Queenan I am not sure but I will get it clarified

Action, Discussion: 2.3 **J Squared** (0191-2021) SBL # 47-1-16 Harriman Heights Road

Michael Morgante - Engineer

Paul Edwards - applicant

Last here in February

included tree survey shows existing trees that have been identified in a table, we have shown trees to be removed and potentially to be replanted, answered comments from MHE, Ms.

Torre and the board members

we are almost done with Orange County Department of Environmental Facilities in terms of sewer connections, actually emailed for final plans for permits

OCDPW initial comments had me show the center line of the road, also change a few little standard detail notes, good shape in regards to these 2 outside agencies

Spoke with Village of Harriman letter forwarded to the board

Ms. Torre said the letter states that they approved a resolution authorizing the sale of water

Minor comments from MHE tonight no exception to any comments

talk about updated plans

Mr. Arnott Harriman Heights road is designated as scenic road so the project is subject to scenic review

applicant might want to consider 1 curb cut for the 2 homes (audible in and out) Ultimately OCDPW has final say

Mr. Morgante I can reach out to OCDPW and get their opinion

noted all trees from existing road line to the proposed homes appeared to be removed and approximately 10 to be replaced, have sent plans to Town's Landscaping architect for review (Karen Arent)

scenic buffer only trees necessary to get the improvements in are allowed to be cleared

stone wall on lot # 2 number of improvements within the limits of the stonewall, applicant

needs to address if stone wall is to be disturbed or removed, per town code in scenic road

section requires that stone walls remain undisturbed to the maximum extent practicable.
SEQRA typed action as unlisted and circulated for lead agency
GML review
public hearing required after SEQRA determination is made

Mr. Edwards joined in the conversation
discussion regarding the utilities sewer, water, culvert crossing, water main in the street,
telephone polls, grading, location of driveways and garages

Chairwoman Franson have the house relocations notes been mentioned and or added
Ms. Torre there were mentioned at a previous meeting, they still need to add the number of
bedrooms
Chairwoman Franson in the house relocation notes we like the house to be approximately the
size of what is to be constructed including the maximum number of bedrooms per each
Ms. Torre reminder map notes for the buffer zone need to be added to the plan set, it
designates the scenic buffer and requires the maintenance of all structures and preservation
of vegetation (57-21.4 f 4)

Ms. Torre can tonight assume lead agency, Village of Harriman has consented no other
responses
complete SEQRA before Public Hearing
applicant received water approval from Village of Harriman
need the bedroom note as mentioned
spoke on buffer, the board can address whether to add any supplemental landscaping
GML waiting on
tree plan confused chart & numbers didn't seem to add up, 203 are proposed to be removed
and 198 to remain only counted less than 200, tree regulation replace trees 1 to 1 basis
identify stay or remove on the trees
show buffer zone 15 ft protected all around trees
tree preservation note - will send language
discuss public improvements whether to waive or require those
recreation fees since new residential units are proposed
required Public Hearing
showed refuse location is that where you are proposing pails would go to
Mr. Morgante yes that will be an area garbage cans and other refuse items can be placed
Chairwoman Franson since this isn't dumpsters not necessary to show

Chairwoman Franson asks the board members if any comments

Member McQuade house on property line will remain, subdividing the property next to it

Member Manson so if you go with the shared curb cut entry to the driveways, that will necessitate moving where the sewer line come in

Mr. Morgante yes we would have to move that if one curb cut is used

Member Manson I feel that is an advantage if the sewer lines are running closer to the water and electric are on the side of the property and all utilities come in through there it's a much smaller area on each lot where there would be tree disturbance may be able to preserve a number of trees that exist between the 2 driveways and the homes and leave the area outside the driveway as "front lawn"

Member Vaccaro it's not a curb cut it is a driveway apron on the road there is no curb, what is the apron width for the lots

Mr. Morgante its OCDPW standard note

Chairwoman Franson another benefit of a single driveway versus 2 is site distance clearing

Mr. Morgante yes but looking to the right not much of an issue as we're intersection stock controlled and we have a tremendous amount of sight distance looking to the left. I would like everyone to keep in mind that even if it is agreed to one driveway it is very steep requiring quite a bit of grading. I am not sure if I would be able to preserve trees simple because of the grading on site

discussion of placement of the utilities and the locations with the grading

Ward Brower MCC walked 2 weeks ago unfortunately there will be a large volume of disturbance. The front of the property where the disturbance will be has the second stage of life trees and in the rear where limited disturbance will be are the trees that are dying out. Recommend putting more stately trees, that will survive 100's of years, in the back as replacements. Get established native second phase species back there that would be best.

Chairwoman Franson so obviously more work on the grading disturbance, shared driveway. Tonight we can designate ourselves as lead agency

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion that Town of Monroe Planning Board serve as lead agency for the J. Squared proposed minor subdivision.

Motion by Jeff Manson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, Pat Shea

3. Minutes

Action, Discussion: 3.1 **November 12, 2020** Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approve November 12, 2020 with revision raised tonight.

Motion by Chairperson - Bonnie Franson, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, Pat Shea

Abstain: Lisa McQuade

Absent: John Allegro

Action, Discussion: 3.2 **November 17, 2020** Minutes

Hold over to the 20th

4. Adjournment

Action, Discussion: 4.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adjourn tonight's meeting.

Motion by Chairperson - Bonnie Franson, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, Pat Shea

Absent: John Allegro