

Town of Monroe Planning Board Workshop Meeting MINUTES

— 04/11/2019

Town of Monroe Planning Board Workshop Meeting (Thursday, April 11, 2019)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson

Members Absent:

Lisa McQuade, John Allegro

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. New Project

Action, Discussion: 2.1 **Lands of Bradley** (0173-2019) SBL # 28-3-3.2

Richard Croughan - Attorney

John Petroccione - Engineer

Mr. Petroccione introduced project -

2.25 acre parcel has double frontage on Circle Drive in the front for existing dwelling with driveway and then in the rear with a right of way for future dwelling and driveway proposed to cut lot in half one parcel 48,000 and the other one 51,000 required is 1 acre 43,560 Sq Ft

current house has well & septic, proposed well & septic for the new house

have performed soil testing for the area and it is found favorable

we will require a 280-A variance for the new lot as it will be over a private road within this right of way, have already had a referral from the Planning Board to the ZBA and have received the 280-A Variance but we believe it has expired at this point so we would need to reapply. Our first goal with the current Board is a new referral to the ZBA for either a new variance or re-approval on old variance

Mike Donnelly said it would be helpful to see the decision to see whether it had a durational provision, if it did it might still be in effect if not it would need to go back to the ZBA

Need to research for prior ZBA decision and any various studies from other times before the board

2011 short EAF done, was a Negative Declaration done - no

Mark Edsall brings ups the right of way and that a private road maintenance agreement is

required and needs to be established between all owners

Mr. Petroccione agrees that his client will take on the task of preparing and attempting to get all on board must have one entity agreeing to maintain

Mr. Edsall also mentions that a turnaround must be provided in compliance with Appendix C of the state code and meets the current standard

bulk values should be double-checked because it appears to be showing a builders' acre vs and actual acre which is the current code, also lot coverage percentage is incorrect

Household relocation notes need to be added to the plan

Flag Lots are not allowed in the current Zoning Code

Minimum lot area requirement that subtracts out environmental resources of certain types , see if any steep slopes within the slope range that gets deducted

ECC can go out and check for wetlands, drainage ditch needs to be looked at

Tree section in the new code

all subdivision require submission of a cluster plan but it can be waived for a minor subdivision

on the map show more clearly that portion of the driveway is within a right of way

additional deed information regarding right away

Private Road specs

testing was witnessed by McGoe, Hauser & Edsall December 2018

on the sanitary the full 50% reserve area

would like to see the maps from the original subdivision

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby declares themselves lead agency for the Lands of Bradley Project before them.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson

Absent: Lisa McQuade, John Allegro

Discussion: 2.2 **DG Management** (0172-2019) SBL # 1-1-95

David Higgins - Lanc & Tully

DG Management

Proposed Cluster subdivision meet prior to tonight with the Technical Review group on 2 separate occasions

today you have 2 sets of plans the conventional and cluster

9.5 acre property located off of Oreco Terrace with the main access through a proposed Village of Monroe Street off of Schunnemunk Road

on conventional plan 2 lots come off of existing road frontage and the others come off of an extension of the road

we show 16 lots meeting bulk requirements for the SR 10 Zoning district which requires

10,000 square feet. John had adjusted the lot widths on the conventional plan to provide minimum 75 foot width, maximum grade of the road is 8%, also provided 2 areas for storm water management

16 lots is not the proposed plan it is a cluster plan which basically has same entrance off Village of Monroe street

development would consist of single family homes and multi family homes

reduction in the length of the road which goes out to Oreco Terrace and Schunnemunk Road extension of a cul-de-sac

4 single family units, 3 duplex units and one lot with 3 units on it

single family units on the north side, open space is 5.2 acres all to be owned by lot 1

private wells and county sewers

looking for confirmation on the 16 lots yield plan and along with the EAF submitted with the application at least start the SEQRA Process

there is a 150 foot Orange & Rockland easement that goes behind the property

send application package to the Village of Monroe

need copy of easement

Board would like to see a rough grading plan

Maximum length of a cul-de-sac 500'

look into Town Road spec vs subdivision

concerns over lot 10 being buildable or not

lot 16 net lot area 10000 sq ft is that with or without storm water basin

General question as to what is allowed within an Orange & Rockland easement

Review of cluster plan - showing 9 lots with a mix of unit styles -

lot 1 duplex, lot 2, 3, 4 & 5 single family dwellings, lot 6 - 3 family unit, lot 7 - 2 units, lot 8 - 3 family unit, lot 9 - duplex

800 foot cul-de-sac maximum 500 feet - Planning Board has the authority to waive the cul-de-sac length under the subdivision regulations

mention of larger buildings going on southern side of the road to be less visible

3. Returning Project

Action, Discussion: 3.1 **Karina Gomez** - (0162-2018) SBL # 24-1-68.27

David Niemotko representative for applicant

completed the list from last meeting

showed additional parking - moving shed in order to save additional trees

Type II action

reviewed resolution

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby, approves the accessory apartment for Karina Gomez.

Motion by Jeff Manson, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson

Absent: Lisa McQuade, John Allegro

Discussion: 3.2 **262 Schunnemunk Rd Subdivision** - (0164-2018) SBL # 1-1-78.3

David Higgins - Lanc & Tully

board has previously approved the yield on the conventional layout for eleven lots November 13, 2018

owner looking to build 6 lots in a cluster plan

shows a loop road at the end and six lots

since last meeting some changes/adjustments made:

provided a road profile, some preliminary drainage layout, easements to some off-site properties to run the sewer, open space identified (owned by lot one only)

was the proposed bio retention storm water facility always in the middle of the open space lot 6 bedroom dwellings being shown - what are the sizes of these dwellings 5600 sq ft, garages or parking pads

Mark made some additional quick notes:

verify the zoning set back for lot 1

bulk table building height symbol backwards instead of equal to or less than the maximum it's saying greater than

this is a proposed road has to be a Town road based on the configuration proposed approval boxes

OCDPW

239 referrals

don't have final SWPP

Lead agency done back in July

notation of when existing residences will be demolished

metes and bounds for the roads and the divisional lines for the lots

one bulk table on sheet 3 is good

needs to be sent to O&R regarding easement

Per Mike went to the County and was reported back as local determination

need to verify no wetlands on the property

Planting plan in open space, some type of landscaping plan

suggestion to make loop of road one way - that approval would need to come from the Town Board

curb design - Belgian block

Action, Discussion: **3.3 Sheri Torah - Trailer** (0167-2018) SBL # 2-1-21.2

looking to get a 2 month extension

needs to show why

held over to the April 16th meeting 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 9:40 PM.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson

Absent: Lisa McQuade, John Allegro