

Town of Monroe Planning Board Workshop Meeting MINUTES

— 06/08/2023

Town of Monroe Planning Board Workshop Meeting (Thursday, June 8, 2023)

Generated by Norinne McSweeney

Draft

Members Present

Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Members Absent:

Nick Napoli

Alternate Members:

Robert Garstak

Planning Board 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. Returning Projects

Action, Discussion: 2.1 **Henry Farms** (0209-2022) SBL # 29-1-2.52 Intersection of Lakes Rd and Camp Monroe Monroe, NY

Applicant Representative:

Jay Myrow Blustein, Shapiro, Frank & Barone, LLP - Attorney

Mr. Myrow - went over the last revisions made to the scoping letter:

page 2 revise lot location that reduce impacts - removed that they layout stays per stipulation

page 3 same comment as above

page 4 bog turtle was mentioned twice struck the B the one location

all other changes were accepted

Ms. Torre - one question going back to top of page 3 where you modified that last bullet point to where it says final approval subject to obtaining a sidewalk waiver from the town board and

subject to previously granted waivers for layout and design.

Mr. Myrow - stated that Mr. Pietrzak said there were prior waivers granted from the Planning Board.

Ms. Torre - I am aware of one from the Highway Superintendent for the road grade
Mr. Myrow and Mr. Arnott will get them together so they can be listed

Deputy Chairman Manson - Ms. Torre if you would review where we are in the process with the revisions or what further discussion we might need to have.

Ms. Torre - your last set of comments were circulated after the last meeting, then you received these additional proposed changes for review tonight. You have until June 20 for me to email your final version of what the scope of review is going to be required by the Planning Board and that is pursuant to that stipulation.

Ms. Torre - didn't realize bog turtles was mentioned in there twice so that is covered already by the second bullet point. It says updated habitat species analysis including but not limited to bog turtles and any species that are identified during the consultation process.

The other item Mr. Arnott said he would be able to get the waivers identified in last bullet on the top of page 3.

Another one to consider board request other lot locations. We have been back and forth with this the applicant had set forth their position as to why they were not interested in doing so. This is the Planning Board scope of review something that you are asking them to consider as they continue the process. They can respond with we are simply not going to consider this. By including it in your letter it is not meant to or not able to be a firm change location or anything like that.

Deputy Chairman Manson - that was in the comments from the last meeting but it still comes down to how the stipulation reads. That the layout is effectively approved by this stipulation and that changes don't need to be considered by the applicant or we do have that flexibility to ask for that.

Ms. Torre - the stipulation does refer to that plan, but as far as approvals that's of course within the board's jurisdiction as a subdivision review. You haven't yet delved into reviewing the technical plan, the engineering review or something coming up during that review that might require some kind of modifications.

Deputy Chairman Manson - we were never looking for any significant changes but we talked about the possibility of some small revisions. I am still of the opinion that ought to be still in the

scope.

Mr. Myrow - I have been involved in this lawsuit for nearly 4 years so I can tell you how about the settlement came. We proposed a 70 lot layout to the Town Board, everybody sat on it for a long time. We did a cost analysis to see what losing 45 lots would be. Both sides wanted some certainty when we came back to the Planning Board, by using the existing layout without making changes to the road pattern and keeping as many lots as we could. The layout had been approved, SEQRA was completed, the fewer changes made the less likely run into anything new when this is done.

You still have to approve what has been presented to you, we were very confident that by simply eliminating the lots and leaving the road layout we were relatively certain that we were in good position to get an approval relatively quick since this had already been approved. Both sides wanted some certainty in terms of the layout and terms of the basis we have to stick to that the margin is very thin we run the risk to ask you to modify this We are bound by the 70 lots and we are asking you to be bound by the same deal. We can't agree to any major changes if you come back with minor changes, not adding lots, we are not adverse to listening, we are not adverse to making a better plan, but in terms of the basics and in terms of this scope the 70 lot that we provided has to be the layout that we're going forward with.

Ms. Torre - no one was questioning the number of units the 70 lots, it was to consider revised locations that may reduce impacts to wetlands and or the grading of steep slopes. Whether there's shifts in the lot line or the home locations, things that can be done to mitigate those.

Mr. Myrow - what triggered the response was moving the 4 lots in the cul-de-sac, that is a major design change and that is something we can not do.

Mr. Myrow - not adverse to hearing comments regarding minor changes just nothing major. We have to do a new wetland delineation and that could show changes to be made.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to have Ms. Torre prepare final document that includes the acceptance of those changes and to clarify the waivers to be presented to the applicant on June 20, 2023.

Motion by Jeff Manson, second by J Louis Rivera.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Not Present at Vote: Chairperson - Bonnie Franson

Nays:0

Absent: 1

Action, Discussion: 2.2 **Summer Crest LLC** (0213-2023) SBL # 3-3-12, 3-3-15.2

Applicants Representatives:

Tim Mitts

Pamela Lee Principal and Operating Manager

Mr. Mitts reviewed what the project is about:

- doing property in phases
- these were camp bungalows and need to be updated as they are falling apart
- 20 acres plus the Belmonte property
- barn that needs to be repaired dates back to the 1900
- we intend to leave the property the way it is taking existing buildings within their footprints to restore the buildings
- 20 buildings plus an inground pool
- 3000 square foot recreation hall has been pretty much restored other than windows and doors, has a new roof on it
- 2 acre lake sits on this property
- Peter Torgersen is marking out the wetlands all buildings 100 feet plus from the wetlands
- not touching trees or environment
- O&R complained the property and the electrical services.
- 60% completion for cable under ground
- transformers 2 & 3 eliminating those in the wooded area
- Optimum came in and donated the wires
- O&R phase one of the underground
- O&R bringing up gas line for natural gas on property
- 5 properties completed have been converted to natural gas
- the property is going to be handled in 3 phases
- own 127 Lakes Road will be renovating as well building permit before the building department
- merely to fix outside of the building to put roofs on and secure the building up
- believe all building rehabilitated
- historical distinction
- want to get outside of the buildings done and restore units Septic seems have been cleaned out

We have hired the following teams to assist us:

Joe McKay - Attorney

Sparaco & Youngblood

David Niemothko

Peter Torgersen Wetlands

Bart Rodi Engineer

phase 1 Planning board approval to continue
phase 2 is getting all services under ground
phase 3 determine what use it can or cannot be

Deputy Chairman Manson you are here before this board to do an historical review on the process so that Mr. Maldonado can move forward with his determination to issue permits

Mr. Mitts - yes that is correct under code 57-32(c)

Deputy Chairman Manson - has this property received any kind of historical designation

Mr. Mitts - we purchased the land and the designation was given by the town historian as allowed by law, he issued a designation letter

Deputy Chairman Manson - reviewed that part of the code as historical review as it has not been before this board as of yet.

Chairwoman Franson joined the meeting at 6:50 pm

Mr. Arnott comments:

- in order to deem application complete 57-32(h) identifies a number of items that the applicant will have to provide most important one is a narrative
- the narrative as to what is going to happen to each building, photo's, list of supplies, if being demolition what is the excavation being done for need explained
- I had a member of my office go out and take some pictures Mr. Mitts you mentioned the excavations were for electric and natural gas only.

Mr. Mitts - the original file from the Building Department has a list of items being used to repair the buildings as a requirement for the permits

Ms. McSweeney - the Building Inspector gave me a packet of 11 permits not in PDF form, once I scanned everything the file was too large to send. Will need to make adjustments to it.

Mr. Mitts - the current excavation that's at the property is electric and cable Orange & Rockland has me using an outside excavator. Will need 2 ditches one for electric and cable and gas in another one.

Ms. Torre comments:

- for the purpose of SEQRA you have limitations on the ability to segment review
- make sure the board is aware of what those phases would look like as it might trigger the need for more environmental review
- if there is a plan to change the use, which is something that it sounds like you are still

exploring

Mr. Mitts - we are still exploring the use because until we know what buildings we have and what the Building Inspector says we can and cannot be done based on his opinion we are not concerned with the use yet. Most important thing is to maintain the structures. We want to go in and start structurally securing these dilapidated walls even if they are not completed. We have before during and after pictures of everything.

First phase is to secure the buildings, second phase is lets finish up the upgrades, get everything out of the woods and get the place secured in terms of utilities, third phase probably have to address the board again will be the use depending on what the Building Inspector says can or cannot be done.

Deputy Chairman Manson - building permits have been applied for have any building permits been granted at this point?

Mr. Mitts - reviewed permits for buildings 33,35, & 29 that were granted to replace roofs, building 31 to build a ramp

Deputy Chairman Manson - addresses Ms. Torre in regards to the code 57-32(b) if I am following this correctly the building inspector shall not issue a building permit or demolition permit until a certificate of approval of the plans has been issued by the planning board no property building or structure shall be constructed altered repaired moved or demolished unless such action complies with the requirements hereafter set forth.

Ms. Torre - not sure if it was before the historical designation was given.

Mr. Mitts timeline of the property:

- February 16, 2022 closed on the property
- Historical designation wasn't given until October 14, 2022
- we took necessary steps between February and October to secure the buildings

Chairwoman Franson - when you say there were efforts between February and October to secure the buildings, were there building permits at this time or had you started the work without them?

Mr. Mitts - yes we had permits I am a firm believer of obtaining building permits.

Chairwoman Franson - Did you petition Mr. Nelson for the historic designation or how did that come about?

Mr. Mitts - I asked him his opinion would he be willing to designate it historical, that was in July

2022 I heard nothing from him until October 4, 2022 at which point Mr. Maldonado contacted me saying going forward now that it is designated historical I would have to go before the Planning Board to get certain things done. No more permits have been issued since.

Chairwoman Franson - in terms of requesting the historic designation what was your thinking in terms of looking for funding through some historic preservation funding, credits or why did you seek this designation? Is this all there is to determine its designation? In order to evaluate the changes we need to know what makes it historic. Need to know if it is related to it being a bungalow community or the architectural character of the bungalows. It is important to know what is driving the historic nature? When you obtained the property was it unoccupied at that point.

Mr. Mitts we sought the designation as it is an important part of Monroe, Bungalow Communities is what made Monroe I have residents calling about renting out the buildings. There is no attentive tax credits available. If it was to make National level then I can attach corporate tax credits. Concerning was it occupied there are 20 buildings on 20 acres a recreation hall, in-ground pool and a two acre lake. Buildings 25, 29, 31, and 41 are the buildings that were being lived in at the time of purchase. They were occupied by the Runkle family.

Chairwoman Franson - the history of the Bungalow Community is that it was a bungalow community which is part of Monroe's history it wasn't the particular architecture of the buildings.

Mr. Mitt's - it's was the culturally, socially, economically and environmental aspect as the property has always contributed to Monroe, and we plan to re-contribute as well.

Deputy Chairman Manson - Mr. Nelson's letter the designation specifically calls out the architectural details of the buildings that has to be taken into consideration during our review. We need to see more of what we see now to what we can expect from the finished products for our review to make a determination. Under the code section H2 as far as a complete application not only photos are required but brief descriptions of the structure to be altered or demolished, also a 10 year chronology of the use occupancy and ownership of the property. Again, a full narrative of the project as you stated the history goes back to 1930 as much information as we can get about Pinecrest Bungalow Colony and how it was used, how it impacted Monroe, the ownership, and how it passed through the Runco family. On the application page 2 G all of the public spaces shown on the layout to be dedicated for public use you answered yes which means the pool, the lake the recreational hall will be dedicated to the town essentially.

Mr. Mitts - no nothing will be dedicated to the town it will be for the tenants of the property.

The property is water self sufficient, the sewer system works, the new gas lines are coming in and all the electrical is going underground.

Chairwoman Franson - as we have been talking about what it was used for, what are you proposing to use it for? You stated 20 buildings on 20 acres are you upgrading all of them or are there certain number that given their condition will be demolished.

Mr. Mitts - there was a ton of junk to be removed prior to do anything. I'm repairing every single building, bringing every building up to the code that I am required to and waiting to see whether it will be seasonal or summer per the Building Inspector. Right now it is to leave what is year round and make everything else seasonal. We need x amount of units in order to pay the mortgage. I suggest you all come and look at the property. The lower field is hard to maintain in the winter without a blacktop road.

Chairwoman Franson - the reason we ask about the use as it speaks to the improvements that need to be made. If it is going to be year round the improvements need to be different then if just seasonal.

Mr. Mitts - I am glad you raised that. This is why we are doing it in phases instead of one. It all depends when all is said and done at to what the Building Inspector says I can repair. Optimum I would like to do year round.

Referral to County GML 239 once updated paperwork is received,

The Planning Board - reviewed pictures that were submitted by the applicant and discussed what the plans were for the buildings.
All buildings had kitchens in them.

Mr. Mitts reviewed options about securing walls with original tongue and groove or a wall within a wall. Mr. Maldonado will be reviewing each building on a case to case basis as to what can be done, once the Planning Board approves us to secure the buildings.

Chairwoman Franson - I am just trying to understanding for example let's say you're using a particular kind of siding and the siding there you know ubiquitous is tongue and groove wood and if you're trying to keep the architectural quality you would want something the same or something which may be would less costly we wouldn't expect vinyl for instance but a vinyl like product that mimics the wood appearance may be acceptable depending on what it is again I think so I'm just trying to understand to what extent the use ends up dictating the architectural as well.

Mr. Mitts - the materials that were submitted with the permits is a good list, if it says wood we

are using original product. Building 33 using as a prototype to determine everything we need to do. The buildings are all being gutted inside, all new wiring, new plumbing, all new everything including kitchens.

Chairwoman Franson - in terms of architecture it looks like they all have Gable roofs they seem to have a lot of them these Stone Piers, I don't know what the original door was that doesn't look original. What are the foundations for these, are they stone foundations?

Mr. Mitts - I would defer you to the architect plans for building 33 as they are discussed there.

Continued review of pictures taken by MHE.

There is a stone building # 41 A & B that has 2 doors, 2 sewers, 2 electrical boxes

Building 45 the recreation center had a permit roof was changed, painted and cleaned up, wood floors restored.

Bldg # 47 2 different sidings

Bldg # 49 3 walls are good 1 is bad

lower units except for 43 contain 2 of everything except they are one bedroom

Chairwoman Franson - this is where as a Planning Board we get into what is versus what was. They may have been used as a duplex seasonal building, but in renovating it up to a two family, which has been vacant for a while and is not a permitted use in the zone.

Mr. Mitts - they are not allowed in the district except to the extent of the historical status would give us a little flex.

Chairwoman Franson - no not at all.

Ms. Torre - the historical status does have some adaptive reuse uses but that might not be one of them. I don't believe they are residential they're more restaurant and things of that nature

Chairwoman Franson - as we talk about how this property is being restored it sounds like you are not doing all 20 buildings at once, but as a Planning Board we look at this as it has been vacated if you're improving it two family can't be used without possibly a variance or some kind of special zoning that would make sense for the property.

Mr. Mitts - that is my exact point and the point is I came before this board and my permits are merely for putting a roof on that building putting a wall in that building and doesn't address the interior which will require an additional permit with Mr. Maldonado to what I can and cannot do with it.

Chairwoman Franson - so that's where I think what you can and can't do with it and restoring it

is something that we have to kind of address with Mr. Maldonado because you're restoring it to something that's not potentially allowed and if you're in a gray fuzzy area I don't know the answer I will give that to Ms. Torre, Mr. Maldonado and Mr. Arnott to kind of advise on.

Mr. Mitts - as whether it can be used as a multi-family or single family I get that, that's my third stage if I don't fix these walls I won't have a third stage. If you look at the permits it only gives me two things to do the siding and the roof that's it nothing else is covered by it so that then gives me the ability to come back to you because Mr. Maldonado and I have had conversations about this but we don't know what to do with it. I don't know if I want 20 units on that property that are year round anyway because when you get to the lower field you got an open field with grass do I want to start running blacktop through it does it make Financial sound for us. I am not worried about the year-round one bedroom I mean a single or two family I mean they're small units don't get me wrong I I've even thought that maybe they're better off if we just use them as a single family just because families are a little bigger but these buildings aren't big these units are as we spoke earlier

400 square feet you know but that when the board is considering about the current matter before you I just ask you to focus on we want to fix, the walls we want to put a roof on then you we can stipulate I'm going to come back for everything else beyond that because it's going to have to come back before you.

Chairwoman Franson - we have to be careful, I mean it can't get so advanced that you almost have like vesting in it because we allowed you to go up to a certain point I don't know if that can happen and it's a legal question. To secure it to put a roof on it to make sure there's not stuff coming in.

Mr. Mitts - that's all we're doing I mean nothing more.

Chairwoman Franson - it sounds like there were four or five that have been there that were used already year round by the family and that's all within the purview of like pre-existing non-conforming right anything else is a big question mark and so when it's in front of us we're kind of like all right we're looking at this but we're also saying well this was a seasonal Bungalow Community it hadn't been used and so it just begs the question for us it's like we can't help it.

Mr. Mitts - why when I put my permit into Mr. Maldonado I didn't put the issue in before him about the use it's just securing the building having people there we just recently did an Easter hunt there we had 300 people there they loved it it was it was a good thing for the village to see. So as I was saying the focus I have right now with this board is and the question before you can I go forward and put a new roof and fix the siding on this house you're not giving me any other authorization you could even restrict I presume by your own decision that no further work should be done in terms of decision of the use of the building until the building inspector makes the decision and then upon his decision would question whether it comes back to you or not if he says it's a single family use building and I'm going to allow year-round and there's I don't know if he has to or he just has to pass it by you whatever he's got to do I don't care.

Chairwoman Franson - have you found any old pictures of the buildings that you can supply copies, because that then gets to what we're reviewing specifically which is if we're talking

about walls and siding and roofs it'd be useful to know what it was historically.

Mr. Mitts - if you don't mind seeing people's lives that live there they've been sending it to me on the internet.

Chairwoman Franson - I mean in our whole role right now is the historic nature of it and since Mr. Nelson said it's architectural we probably need the old photos to know what it was.

Chairwoman Franson - I wonder if you could find old postcards?

Mr. Mitts - Mr. Nelson and I have been looking haven't located any.

Chairwoman Franson - you've been calling it Summer Crest but it's also been referred to as Pinecrest what was the original.

Mr. Mitts - the reason we've referred it to Summer Crest is because when we if you look at the tax card it refers to 24 Summer Crest Lane Monroe, we didn't know is that they changed the streets on names on that property numerous times so the trace is hard. So when we learned that the property was known as Pinecrest Bungalow Colony we have now promoted the owner is no Summer Crest LLC and the property designation historically has always been Pinecrest Bungalow colony and now we call the lake Pinecrest Lake.

Chairwoman Franson - I think any background as far as some older pictures anything again that speaks to the historic nature so we can then evaluate the proposed materials would be useful.

Mr. Mitts - just so you know the pictures I have are limited, but I'll give you what I do have.

Chairwoman Franson - from my perspective I appreciate the discussion because it helps me understand the nature of this now I'm just very curious about the whole history of the of Pine Crest in general.

Deputy Chairman Manson - a couple of more things just in perfecting the application package because that ultimately is what's going to give us the ability to move forward as well on the disclosure pursue into section 809 of the general Municipal law page two five D it lists that Pamela Lee is the managing member, but it should also list The Entity Summer Crest LLC as part of the answer.

On the short EAF Environmental assessment Forum let me go to that it lists Summer Crest as the sponsor and the name of the project is Pinecrest Bungalow Colony that makes sense to me as far as project location again it was Pine Crest Bungalow Colony I think it asks for a description or attach a map location I think it should be the address of the property there.

Ms. Torre - if I could just add to that one of Mr. Arnott's comments was about using the NYS DEC EAF mapper website you actually could go and select your parcel by section block and lot and then it auto-generates some of the answers to some of the questions for you, so for example Wetlands it would trigger that those are present on the site and then also will give you a little map at the end that would show the location of the wetlands.

Deputy Chairman Manson middle of the page one name of applicant or sponsor you have HRR Corp and the contact information it should be Summer Crest's information. On the Entity Disclosure form we have the section a it should list in the open box the project name and

address so Pinecrest Bungalow colony and again the address there which one is this again this is the entity disclosure form you want to complete that empty box and on page two section A there it's that you have the name of the entity in the box then to the right of that says project name and address yeah what do you want in there Summer Crest Bungalow and the address for that again would be appropriate in that box and as for purposes of this disclosure form for Summer Crest you have the PO Box it should be a physical address well that's for mailing purposes I think it's I think you need that blank you would need the name you would need the address of the project the various owner, section B is getting at who the members of The Summer Crest LLC are so if Pamela's 100 member then the form should be revised to just list Pamela if there's multiple members in the LLC like if there's managing members and then James R Manuel Timothy Babcock and Miss Lee or there are the members Ms. Lee.

Chairwoman Franson - about the EAF, before we have you start making changes to the EAF is this subject to SEQRA.

Ms. Torre - that turns on what is the action so we talked a little bit earlier about segmentation and since it's this kind of phased approach right what the appropriate classification might be. If there's going to be future phases potentially changes of use that might change the classification if it's just strictly repairs maintenance that would be a type two so that's a good point.

Chairwoman Franson - I think we have to figure out how we're dealing with SEQRA overall and if this is just a stop Gap until you figure out what you're doing and if that's permissible segmentation.

Mr. Mitts - it is strictly repairs I'll use a loose term repairs that's all it is it's the buildings within the footprints of the buildings. There's nothing near the water nothing within 100 feet of the water I know the Army Corps of an engineer has jurisdiction on some of it it's zero feet but I know the town of Monroe has a hundred feet buffer, nothing is within that distance that creates and all we're doing is cleaning up what's there it's not that we're building, adding or extending because Mr. Maldonado told me I can't build at or extend it's a non-conforming use already, but I can repair and Preserve right.

Chairwoman Franson - well it's not only non-conforming it was vacated so part of it was yes right that your four buildings or whatever has been occupied right that's pre-existing it sounds like it's pre-existing not non -conforming and vacated over a certain time period that use is gone.

Ms. Torre - It is a question for the Building Inspector, but whether it the non-conforming use is building specific, if so if a specific buildings vacated then does it abandon that use typically it's a year most codes.

Chairwoman Franson - I don't question reuse of the ones that are in use it's what you can or can't do even if you secure them without going beyond us, in case of use variances.

Mr. Mitts - my understanding in speaking with Mr. Maldonado in general he believes they can be reused for seasonal the issue whether or not I can be using them for year round. Like you

said and like the board is knowledgeable about we're all dealing with the historical aspect of it for the first time which allows additional uses on pre-existing buildings.

Chairwoman Franson - well for the historical aspect is just we're approving these stop Gap measures to allow them to not go into further disrepair, but we're not approving any use or anything we're not actually and we wouldn't endorse use because we think first I don't know that we agree they can be reused for seasonal I think to restart that it may require more but that's a separate discussion.

Mr. Mitts - I agree and that's why I'm before you about strictly this as you refer to maybe it's a good term it's a stop Gap let give me the permission to fix them beyond that I mean listen there's definitely years worth of work there so you know and and to be able to come back to you even if I had to come back to you for use you're going to be asking me all sorts of questions what about the plumbing what about the electric what about the gas what about the sewer you're going to have a lot more questions for me that are plans that are in between the two.

Chairwoman Franson - again wearing our Planning Board hat beyond historic which is our historic hat if you're putting in electricity and gas or any other utilities that are going to service buildings that haven't been occupied it kind of begs you need to figure out what you're doing because you wouldn't be putting it in unless you were going to use them

Mr. Mitts - in going back to my conversation with Mr. Maldonado which I've had a lot of conversations with him as you can imagine as far as he's concerned he would allow them to be used as seasonal as far as he's concerned and that anything else he said I will have to go back to the Planning Board.

Ms. Torre - there is a specific provision if you've got 57.62 that talks about summer Cottage development so and use of you know the property I think it would still also the question of course of abandonment would still be relevant but it appears there might be some broader

Mr. Mitts - I cannot emphasize enough that we want to focus on getting the buildings to a stop Gap everything beyond that will become questionable over time I and I promise you Chairwoman Franson I will be back before you.

Chairwoman Franson - I look at 57-61 and it says a non-conforming use shall be deemed to have been abandoned and so then it gets into that too so to me you have to look at 62 in connection with 61 because one says that it may be continued but then it says any use would be abandoned if it's not used for a time period of 12 consecutive months ultimately it's in your best interests to just you know go the route that is proper and whatever wherever that route takes us so if you want to go year round that might be one route if you want to do seasonal I think that may be a that may still require you to go possibly to the ZBA or to us but and I would do it

cohesively and comprehensively because honestly it's going to be more of a pain in the neck to piecemeal it.

Mr. Mitts - once I'm past this stage of just getting the walls in the building the roof together then I don't have to piece mail it anymore right now I think it needs a piece mailing because of the conditions of the building and according to your rules you're allowed to give a pass for this

type of work to be done without much effort being done because you know the building inspector is going to require me to repair them just to code as far as the structure goes we're not talking about anything inside and nothing has nothing to do with the uses whatsoever this is not about the use this is strictly about preserving so when people go on that property they're safe and they get to see what the Bungalow Colony used to look like what we come to use is down the road that's a secondary to me that's I can't have buildings to rent if I can't whether it's seasonal rental if I don't have them I have nothing no there's no point in having the property if you can't use them yeah and and that's the emergency in my opinion that's the emergency I don't want to go I got 15 buildings to go and I don't want to go into next winter with these buildings still exposed the way they are.

Chairwoman Franson - we may ask for an interpretation from Mr. Maldonado because you're saying representing that he said that the seasonal part of it can continue and I think it would be useful just to get out and in front of this as to what you are and aren't allowed to do I'm only saying that because if you were just putting you know roofs and and fixing the walls that'd be one thing but I think the fact you're putting Utilities in that's an anticipation of more.

Mr. Mitts - let me qualify that and we're not that we're putting Utilities in we're replacing and bringing them up to code for instance let me explain to you the electrical crit or lack thereof there is one you've Transformer that sits in the roof sits on the property that comes through the woods maybe one of your pitchers may have courted up that's being removed utility services off that comes to 29. 29 feeds that building and all the electrical all the buildings down below on one circuit amazing what you got away with years ago so all the buildings have electric all the building kept Plumbing they have everything that there is even the Rec Hall has two

bathrooms it had a kitchen in there for the reckon they had a washer and dryer in that they had everything in there. What we're doing is bringing it up to code all The Replacements we're doing is to segregate out so 29 feeds everything else 25 has its own 31 has its own 41 has two different electrical systems one in each side where you see the doors but coming off the same meter so what we're doing is we're not putting something in that's not there and spending a lot of money segregating.

Chairwoman Franson - I totally understand and appreciate what you're doing all this but it then begs the question all of these improvements are bringing the buildings that have been vacated into habitable use for what and the for what is Mr. Maldonado position let's say is you're allowed to use it for seasonal dwellings that seems to be the remaining buildings and I don't know that I agree with that so it may be good just to get like I said while we're going through this process to get this out just to make sure that whatever you need to do what you want to do it's clear what that path is. I'll put that aside and then just continue on the history that path is.

Mr. Mitts - that path is a little difficult because like I said number of buildings are going to be there the numbers I mean I kind of like the seasonal in a way.

Chairwoman Franson - a lot of people in the Hudson Valley are creating these you know maybe not seasonal they're year-round but they're little Resorts where you can still come up

they have Wildflower Farm up in like Gardner Blue Chip Farm is proposing a lot of people are proposing these units that are intended to be for City dwellers coming up to hang out in what they consider to be the woods and to hang out you know and have a recreation area and a pool and go to the local restaurants whatever so there may be that opportunity but I think you're starting to do things to make them occupiable when they've been vacant and so that kind of but it's a little beyond that securing them would be securing them but this is also installing utilities I know they were there but bringing them up again so we'll talk to Mr. Maldonado.

Mr. Mitts - remember those utilities I'm referring to are not being installed now the buildings have to be secured after that fact is when we approach Mr. Maldonado about what we can and cannot do too because that becomes a factor you're right about where we're going but again without the buildings I got nothing I'm sitting here and I will go nowhere with this property and I think this board would be sad to see something like this drop off the face of the Earth. We're not looking to tear it out and put 40 units or 100 units or 2 000 units now I don't know if you're aware we're next door to the 45 Acres at the Town owns we're also next to the property that goes out to Mine Road that they've brought from all of mine we're also there next to the property that runs behind the bus company that's a 116 acres of land that should they preserve the atmosphere and that's another reason why I like the historical status to preserve because now this board when something comes before you on any land around us you have to think about the preservation of this property they told me that when I had when they had found out that Rest Haven was what Rest Haven had the cul-de-sac that backs up to our side they said would never have happened not especially the way it was because they want to preserve it and that's another thing here when you look at my purpose is to preserve this is a Wilderness Area we have bears deer's babies we have snakes plus more we'll even give you a hike into the woods if you want safely.

Chairwoman Franson - we can move on to the historic element of this I think it could be repurposed for lots of uses. So it's just the path that you have to figure out and that's where the buildings come in first.

Ms. Torre - a couple of things procedurally it would require referral to the County for GML 239 the public hearing can be waived so that's something that the board will have to discuss but as you know the the GML takes some time they have 30 days to respond.

Mr. Mitts - so now when you say refer to the county for which part this the last end part or the current part just to fix it well this

Chairwoman Franson - this application right now has to go to the county so something the fact that you're in front of the board triggers the GML review

Deputy Chairman Manson - there is a barn on the property what are your plans for that building

Mr. Mitts - the plans with that is simple I've already spoken with New York State and it is going to be going up to New York State they have a special section for barn and for preservation of the barn and that's the intent is that piece of building is definitely going up there. We had to

engage an architect engineer which was Bart Rodi I expect those plans back soon. What we're doing is just securing it and it's going to be used basically as storage all the homes that are currently occupied have water softeners in them we store salt on the property for the tenants to use we pay for the salt because it's our equipment we had Roark a drill well there he drilled out two Wells already when I say drilled out he rehabbed the existing nothing is being new everything is existing and we're just cleaning everything up cleaning it out so when you drive in there you'll know it's a very nice property question is do I want on one blacktop through it or not or keep the dirt roads.

Deputy Chairman Manson - I'd like to open to the rest of the board for their questions and comments.

Member Rivera no comment

Member Penn I do but I like a little time to recap just for myself but I commend your opening remarks I think what you started with answered a lot of questions just need to formally answer some of the Consultants questions in writing for the record and I look forward to seeing you again thank you

Member Shea - I really appreciate what you did with Rest Haven and I think that gives you substantial credibility with us obviously we're interested in preserving the nature of Monroe and which is all in the comprehensive plan here I'm sure you've read so I hope that that you know this could happen you know I'm totally as I understand it right now I'm totally behind it but I would be concerned that you wouldn't waste any money you know if there are issues with because the property hasn't been or some of the units have not been occupied for over a year we need to answer that question so you'll know financially what that might paying for you that might you know I'm just thinking of all the work that needs to be done on these things like for insulation you know you have two by fours there right so you can't put in rolled insulation there you have to have it come out I had that problem with our house you know we totally gutted it and you know this is a house that went back to well the first deed was 1845.

3. Minutes

Action Discussion: 3.1 October 18 2022

held over

Action Discussion: 3.2 February 21 2023

BE IT RESOLVED that the Planning Board for the Town of Monroe hereby makes a motion to approve the corrected minutes of February 21 2023.

Motion by Jeff Manson second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson Jeff Manson Pat Shea Dylan Penn J Louis Rivera

Nay:0

Absent:1

Action Discussion: 3.3 March 9 2023

BE IT RESOLVED that the Planning Board of the Town of Monroe hereby makes a motion to approve the revised minutes of March 9 2023.

Motion by Pat Shea second by Chairperson - Bonnie Franson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson Jeff Manson Pat Shea J Louis Rivera

Abstain: Dylan Penn

Nay:0

Absent:1

Action Discussion: 3.4 March 21 2023

BE IT RESOLVED that the Planning Board of the Town of Monroe hereby makes a motion to approve the corrected minutes for March 21 2023.

Motion by Jeff Manson second by J Louis Rivera.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson Jeff Manson Pat Shea Dylan Penn J Louis Rivera

Nay:0

Absent:1

Action Discussion: 3.5 April 13 2023

held over

Action Discussion: 3.6 April 18 2023

approved in May

Action Discussion: 3.7 May 11 2023

held over

Action Discussion: 3.8 May 16 2023

BE IT RESOLVED that the Planning Board of the Town of Monroe hereby makes a motion to approve the May 16 2023 minutes.

Motion by Dylan Penn second by Chairperson - Bonnie Franson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson Pat Shea Dylan Penn J Louis Rivera

Abstain: Jeff Manson

Nay:0

Absent: 1

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 the meeting.

Motion by Chairperson - Bonnie Franson second by Dylan Penn.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson Jeff Manson Pat Shea Dylan Penn J Louis Rivera

Nay:0

Absent:1

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