

Town of Monroe Planning Board Workshop Meeting MINUTES

— 08/08/2019

Town of Monroe Planning Board Workshop Meeting (Thursday, August 8, 2019)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, John Allegro

Members Absent:

Jeff Manson

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 Berchtold Subdivision - (0178-2019) SBL # 28-4-8

Cliff Berchtold - owner/application

Joe Pfau - Engineer

2 lot subdivision

2 plans 3 acre and 2 acre - 2 acre preferred

smaller on 2 acre larger on balance of land

single driveway

3 acre zone

13.7 acre remaining lot

require driveway easement

will need variances lot area and rear yard - lot line between existing and barn

Cliff Berchtold Harriman Heights Rd Still pond - property has 4 generations living on it currently

1959 Circle drive dev 20 homes

post farm to wet for septic 1 16 acre lot with pond

original house overlooks the pond

1964 caretaker cottage

4 structures exist today

14 acres pond and main house that will be for sale
entire property now OSR3
yard will need variance from barn to house
no proposed improvements all structures are existing
each lot has own well and septic system
no zone change

Mark:

2 residents legal non conforming - confirmed with Ben Maldonado
lot 2 town lot width definition, side lot definition
layout proposed 2.2 better option
3.5 acres strange shape no benefits to lot
limitations of the pond accurately depicted
all wetland are all identified - must meet town wetland regulations
map note and condition of the approval if road developed in future that road would have to
provide access lot 1 residence to eliminate shared driveway

Chairwoman Franson: If the larger lot developed at a later time would going with the 2.2 acre
lot now make more lots at a later date.

Joe Pfau - no it will still be a maximum of 4 lots either way

Ashley:

agrees that variances are needed
on the preferred 2 acre plan the bulk table is incorrect, so once corrected it might have more
variances needed
portion of the property in the ridgeline protection overlay needs to be noted on the plans
lot area calculation you followed the code which required the net acreage after you take out
certain environmental constraints
go to zoning board for variances

Chairwoman Franson:

as a board we can make recommendations to the ZBA
minor subdivision needs to be categorized as such
copy of subdivision plan that is referenced on plan
copy of deeds
legal non conforming - driveway
standard map notes on plans
acreage by minimum lot area - other wetlands on site
not subject to cluster regulations if minor subdivision
show all easements if any

history of parcel
no disturbances proposed map note
wetland note
well test can be waived
proposed easement for driveway
unlisted action for SEQRA action
GML Review need
sent to the county and village of Monroe
Public hearing required

come back with resubmission then we can send you off to the ZBA

3. Minutes

Action, Minutes: 3.1 November 13, 2018 Minutes

held over Action: 3.2 December 13, 2018 Minutes

BE IT RESOLVED, that the Planning Board for the Town of Monroe hereby approves the minutes for December 13, 2018 meeting.

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

Final Resolution: Motion Carries

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

Abstain: John Allegro

Not Present at Vote: Lisa McQuade

Action: 3.3 December 18, 2018 Minutes

held over Action: 3.4 April 11, 2019 Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the minutes from April 11, 2019 with amendments.

Motion by Anthony Vaccaro, second by Jason Czerwinski.

Final Resolution: Motion Carries

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

Abstain: John Allegro

Not Present at Vote: Lisa McQuade

Action: 3.5 April 16, 2019 Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe has hereby approved the April 16, 2019 minutes with amendments.

Motion by James McKnight, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, John Allegro

Not Present at Vote: Lisa McQuade

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 8:02 PM.

Motion by Jason Czerwinski, second by James McKnight.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, John Allegro

Not Present at Vote: Lisa McQuade