

Town of Monroe Planning Board Workshop Meeting MINUTES

— 08/10/2023

Town of Monroe Planning Board Workshop Meeting (Thursday, August 10, 2023)

Generated by Norinne McSweeney

Revised

Members present

Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn, Robert Garstak

Alternate Members:

J. Luis Rivera

Members Absent:

Bonnie Franson

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 **Owen Drive** (0207-2022) SBL # 3-1-9.1 20 Owen Dr Monroe, NY

Vince Pietrzak Pietrzak & Pfau

Mr. Pietrzak - did a review of the project

- 20 Owen Drive

- 3 lot subdivision on 3.5 acres

- frontage is emergency access for the Smith Farm project

- all the lots are over 30,000 square feet in a 10,000 square foot zone

- lots utilizing central sewer by gravity which will flow into Smith Farm project

- a couple of changes that are going to be on the next submission to the plans

- plan show 30 foot road which will be reduced down to a 24 foot road to match Smith Farm

- the emergency gate that's shown on this plan will be relocated to west of lot one line driveway

- all lots will be accessed from Smith Farm project
- they will become part of the Smith Farm HOA
- all lots individual wells not central water which is shown on the current plans
- a question for the board we have the section of private road which is going to be on its own parcel the way it's shown or extend the lot lines to the north so that each of the lots would take up some of that road and then they would have cross easements through them as opposed to having it on its own parcel. Does the board have any preference?

Deputy Chair Manson -

- taken that the emergency gate is going to be to the West I guess of the driveway for lot one it's going to be in a spot that precludes I was branching off on the North side those driveways will still access Owen Drive.

Mr. Pietrzak - yes it's just these three new lots the village does not want going to Owens Drive so they would have to go through the Smith Farm project

Mr. Arnott Comments:

- looking at the bulk table a couple of comments with regard to making sure that the lot coverage calculations included
- as well as the lot widths didn't appear to be for the code - the lot width is actually measured the mean of the front lot line width and the rear lot line width of those 2 parts of the net area calculation
- some of the easements were not included in that net area calculation, looked like only the proposed easement that was subtracted out instead of the existing
- lot one is identified twice
- with regards to the private road basically my suggestions are it sounds like it's going to be taken my suggestion was to move the fire access key to the other side of the driveway so everything accessed from Smith Farm that sounds like that's going to be addressed the fire access will be consistent with Smith Farm and therefore no need for a reciprocal easement for these properties
- applications proposed protections sidewalks on Owen Drive so Village input will be needed for that
- water sounds like it's going to be private Wells now
- sewer is going to be tied into via the existing infrastructure within Smith Farm so that's going to need DPW approval and DEC approval because there's a main extension proposed
- disturbance on the site is 2.3 Acres so that will require SWPPP
- some cleanup notes for nine and ten
- 11 I guess we'll have to discuss this with Ms. Torre with regards to the private road now that it'll be amended into and essentially be a part of the Smith Farm subdivision and site plan I'm not sure how that you know the private road specifications will be

handled

- I didn't see any drainage proposed within that right-of-way so that'll have to be addressed and looked at in the future
- 12 is with regards to the tree survey plan there was one that was prepared and identified all the trees that were going to be taken down my question was there was a lot of trees that were close to the disturbance limits that were not called to be taken down so my suggestion is to get that to Karen Arent to see if she can get to the field and determine whether or not those should be removed
- the homes should identify the number of bedrooms
- the house relocation notes required by the subdivision law
- and the plot certifications and and others that are required by the subdivision code
- there's an overlap area (See note 9) with regards to one of the rear properties the deeds are overlapping - needs to be on the plans
- there's a rather large retaining wall proposed between Lots I think it's one and two 12 feet in height so we'll need the town standard retaining wall notes added to that and there is a detail that's provided for the board's review
- there's a note on this driveway construction details that only the grades limited to 10 percent just ask for Vince to look at that it looked like some of the Topo didn't allow for the 10% it might be a little bit
- General it will have to go to County Planning because it's adjacent to the Village of Monroe boundary
- need to discuss SEQRA with Ms. Torre

Ms. Torre Comments:

- a few things that were brought up last time as far as the the paperwork goes the anti-disclosure form needed to be revised haven't seen the new one yet but that was missing the part of that section B was blank
- this is considered a major subdivision because it proposes a new road or an extension of a road so that is subject to your cluster provisions unless you waive which you could waive for lots that are five acres or less
- Mr. Arnott touched on the the tree plan already make sure that the tree in addition to showing the tree is being removed show any replacement trees and your tree protection details there's some standard map notes that are needed for the the tree plan as well
- as far as Seeker goes looking at this plan which is going to be changed quite a bit you will need to likely re-issue or supplemental lead agency notice to the Village of Monroe because they were previously identified as interested but they're going to be involved at this point with respect to the sidewalks and then potentially amending the Smith Farm site plan although this is the town portion so I don't know if they would need to have any approval authority over that but they should definitely coordinate with the village about any changes to that plan which has been happening
- SEQRA we will need to wait until you have that new plan before you, but likely some process

to show whether it's an expanded part three or something like that to show that you're consistent with the traffic that was studied for the Smith Farm that it's not exceeding any thresholds that was studied when that traffic study was done.

Mr. Pietrzak - I'd like to get that waived because it's the village that is insisting that we do not access Owens Road

Ms. Torre - we can't waive SEQRA it's three additional homes so I don't see being anything substantial it you something from your the traffic engineer it's not going to require a lot but just because that was previously the study of this larger project and you'll be using that access.

Deputy Chairman Manson - so if the road is going to access off of Smith Farm are the roads in Smith Farm private?

Mr. Arnott yes they are

Ms. Torre - in the owner's endorsement or from the HOA for Smith Farm if it's going to be I believe they're the ones that would be in charge of the roads there

Deputy Chairman Manson - if I can go back to Mr. Pietrzak's question about the preference on having the road as a separate lot or having it included in the lots with the when the main (inaudible). Do have any thoughts about that for the board to consider before we discuss?

Mr. Arnott - my suggestion would be let's match Smith Farm. I believe the roads are their own parcel that the HOA owns and maintains so I my suggestion would be to match that.

Mr. Pietrzak - yes the HOA would maintain that, they have to maintain the emergency access right so yes they would maintain this all the way out to Owens Road correct. It would be paved directly to Owens Road so that the fire emergency access would be going direct.

Ms. Torre - if you're going to be improving that portion that connects to Owens that's in the village is that what you're saying so the map notes a 50 foot right away per filed map some kind of existing easement. If you could provide more details on what the map is referring too.

Deputy Chairman Manson - Board members your opinion on whether that should be a separate lot whether it should be included in with each of the three individual lots with easements and maintenance agreements or any other questions or thoughts. Ms. Torre would we need to take a vote regarding this or our comments enough for Mr. Pietrzak to move forward.

Ms. Torre a vote is not necessary at this time, but you would want to see what it looks like and to make sure the HOA is authorizing the application and will assume ownership.

Deputy Chairman Manson - We would need the completed owners endorsement and the revisions (inaudible)

3. New Projects

Action, Discussion: 3.1 **Ski Delight Inc** (0216-2023) SBL # 1-1-57.211 Orange & Rockland Rd Monroe, NY

Applicant Representative:

John Corkery - Vice President of Ski Delight

Mr. Corkery introduced the project:

- Ski Delight Water Ski Facility for 35 years
- recently we been looking at funding and an opportunity to sell part of the property came up
- owners decided to further look into separating a portion of the land for future funding and not interfere with the current operations
- subdivide the property no plans for the late will be the owner want to see if we could divide out
- trying to get an idea if it is possible to do the subdivision of the land
- what it would entail to do the process

Mr. Arnott comments:

- 2 lot subdivision the lake and small parcel adjacent to RT 17& RT 208 in town GB zone
- cleanup to bulk table
- no evaluation at this time on either lots of any proposed development unclear at this time if any variances would be needed
- protentional development of each lot needs to be evaluated as part of the subdivision so a potential non buildable lot being created that would include access showing a building, meets setbacks, parking, water and sewer, drainage etc.
- plans indicate several easements and portions of the parcel are undescribed by meets and bounds - surveyor needs to add those
- go to NY DEC to complete EAF mapper
- will need to go to county planning GML
- SEQRA needs to be discussed with Ms. Torre with Ashley

Ms. Torre Comments:

- owners endorsement was signed but not completely filled out needs title and corporation
- need to show that these are buildable lots not creating something that can't be built on in the future
- there were some prior subdivision maps involving this property there are some potential restrictions that might apply and need to be look into - your surveyor should be able to assist

with that

- minor subdivision under the code
- unlisted action

Deputy Chairman Manson -

- in the GB District there can be either residential uses or business uses however not mixed
- do we have to evaluate it for both uses for it to truly be a useable lot - Mr. Arnott as long as one use can be built then it is plausible
- have you given any thought as to how you would access this lot would you come in off RT. 208 or would there be an easement through the other lot and traffic out O&R Road

Mr. Corkery - an entrance off RT 208 if accessible I am not sure currently we access from O&R Road an easement would be available

Mr. Arnott - I would caution that use of an easement through O&R Road would require a private road or a public road to be built to town specifications in order to gain access. The more economical way would be to come in off Rt. 208.

Deputy Chairman Manson - access to Rt. 208 to be approved by NYS DOT

Mr. Corkery - we are aware of the potential things which we will deal with if we have to. The initial purpose of this was investigating the first steps. I appreciate your comments.

Member Shea - is this project within the new Village that is trying to be established.

Deputy Chairman Manson - yes it is but for now it is before this board.

Deputy Chairman Manson - I am very familiar with the property and the traffic flow in the area. It is going to be a challenge and we'd have to be able to demonstrate that there's going to be vehicular access to the property to be able to subdivide it. Something that is beneficial to this board is a narrative of what it is that you are looking to do with the property, what the idea is behind it and what the potential future use is. Would the second lot remain under the Ski Delight ownership? There are a few small facility pieces a lifeguard stand, a judging tower would those be able to be moved when the time came? These items should also be included in the narrative.

Mr. Corkery - yes the second lot will remain with Ski Delight ownership and those structures would be able to be moved if it became necessary.

Action, Discussion: 3.3 **94 Seven Springs** (0215-2023) SBL # 1-1-14 94 Seven Springs Rd
Monroe, NY

applicant Representative:

Mr. Miguel - Hartman Design

Mr. Miguel -

- applicant wants to propose 2 family home based on the new local law # 5 57-21.9
- with the new overlay of 2f to have a two family together with the new zone
- no access to sewer but with new law allowed 2 family with a septic system
-

Deputy Chairman Manson - you are proposing one attached 2 family home.

Mr. Arnott comments:

- existing single family home being demolished
- constructing a 2 family home 8 bedroom total
- updating existing septic
- utilizing the existing well
- access via the existing curb cut but splitting the driveway as you enter and access garages on either side of the house
- lot size 1.6 acres and the applicant included the SR-10 minimum lot size on septic 1 acre
- comments on EAF that was provided - should be straightforward for the applicant to address
- the applicant should include tree preservation plan required for all subdivisions and site plans
- it appeared that the proposed dwelling slightly over building envelope - that will have to be shifted in order to avoid a rear yard variance
- suggest that ties be provided showing distances to each one from each corner
- size of dwelling needs to be shown on the plans
- portion of parcel within 7 Springs Road typically it is recommended that 20 - 25 feet from the center of the roadway be dedicated by the applicant to the Town, so that the Town owns that portion of the roadway.
- septic is proposed MHE will witness deep pit and percolation test which are the basis of design. Witnessing the soil testing should be scheduled with my office.
- minor comments on preliminary review of septic - waiting for actual design
- fence proposed across driveway applicant need to look in that
- asked applicant to check existing wells capacity to ensure it can accommodate for additional water use and additional bedrooms
- Orange County Planning for GML review 500 feet of the Village of Kiryas Joel
- Discuss SEQRA

Ms. Torre comments:

- label dwelling as 2 family dwelling on the actual map
- on the EAF identify as 2 family dwelling versus a multifamily
- entity disclosure section b needs to be completed

- 2 family dwellings are a special use permit the criteria is in section 57-13 (U) special use permit
- wastewater is one that Mr. Arnott had discussed will need to be looked at
- single driveway maximum width of 24 feet - label the width of the driveway on the plan, it also has to show access to both of the units
- make driveway to garages noted
- other special use permit criteria deals with the protection of wood character. So when the tree plan is submitted it would help the board evaluate the trees. The tree plan is under section 57-84 of the town code it requires identification of all trees over 6 dbh identified within the limits of disturbance where you will be taking down and then replacement on a one-to-one basis

Deputy Chairman Manson:

- 2 family of the special use permit
- better idea of split of the building
- what the square footage is on each floor of each unit
- what the look of the building is going to be
- some elevations from the street

Ms. Torre - architectural review triggered by the fact that it is 2 family town code 57-31 that goes over the elevations etc.

4. Minutes

Discussion: 4.1 April 13, 2023

tabled

Discussion: 4.2 May 11, 2023

tabled

Action, Discussion: 4.3 June 8, 2023

tabled

Action, Discussion: 4.4 June 20, 2023

tabled

Action, Discussion: 4.5 July 13, 2023

tabled

5. Adjournment

Action, Discussion: 5.1 Adjourn Meeting

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

Motion by Dylan Penn, second by Robert Garstak.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn, Robert Garstak