

Town of Monroe Planning Board Workshop Meeting MINUTES

— 09/12/2019

Town of Monroe Planning Board Workshop Meeting (Thursday, September 12, 2019)

Generated by Norinne McSweeney

Members present

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

Consultants:

Mark Edsall, PE

Ashley Torre, Esq.

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. New Business

Action, Discussion: 2.1 **Walmart** (0180-2019) SBL #2-1-31.1

John Pennekamp

BRR Architecture

proposing 6 additional parking spots for the online pick up location

no new canopy

3 spots on each side of current canopy

taking eight spots and making them into 6 spots as pick up spots are larger

Mark Edsall - 2017 application project # 153-2017

reviewed what the 2017 was about

8 pick up spaces 6 covered

canopy was part of review for style and size

additional signage was required

This application:

additional 6 spaces adjacent not extending the canopy
spaces are a bit wider last project made 8 pick up out of 11 regular
taking 8 regular into 6 pick up
a lot more plans than are needed for this project
C1, N1 and SP pages
Northeast corner of the building
3 additional spaces on each side of the existing canopy
each stall will have a new sign
expansion is due to success of the current program
Type II, No SEQRA

October 15th next meeting Action, Discussion: 2.2 **Harriman Business Park** Lot 4B
(0179-2019) SBL # 2-1-34.2

George Lithco Jacobowitz & Gubits, LLP
Christian Green RD Management

Harriman Business Park

canopy extension for a new tenant at Americas Best Eyewear
Retail B is Ulta and new location for Americas Best Eyewear
relocating one pillar 10 feet to expand front facade
13' wide left vacant approx 1800 square feet will be available
no change to the interior space
wider facade and larger canopy than current there
two columns identical just wider than current
applied for a waiver

Christian deals with the tenants
diversify this center
new clients want to go in and fill their new stores
want to get in ASAP lots of vacant spaces trying to fill quickly
act quickly to secure tenants
the retailers want what they want if this site doesn't do it they will go elsewhere
use to be buildings picked facade not any longer

Mark Edsall
Architectural review

Ashley Torre site plan submission waiver not applicable for this

reuse type II action

239M 500 ft

no SEQRA

Site plan approval

Resolution

same color same materials for the facade

Add to Tuesday Sept 17th Agenda subject to GML

3. Returning Project

Action, Discussion: 3.1 **DG Management** (0172-2019) SBL # 1-1-95

John Queenan Lanc & Tully

Last here in July layout 16 lots configuration of a dog bone cul-de-sac

Eliminated the double cul-de-sac

still 16 lot yield

lot 10 has been redone

address comments

storm water area

all calculation net lot area and width

revised layout area # 4 for yield plan

lot 2 was made larger

storm water basin same size as last time

no - green infrastructure prior 2 storm water now 1

lot 10 any feed back from O&R

Mark Edsall comments

2 observations

unknown sizing of storm water area roadway drainage

Town seeking dedication of storm water areas

not much engineering differences from the last review

Ashley Torre plans changed again need to do a full review again

John Queenan verifying lot sizes

lot 1

lot 2 lot width

lot 3 make perpendicular

lot 4 ok

lot 5 check

John everything under 11000 sq ft

Town of individual lot on storm water

Lot 10 still an issue

cul-de-sac standard 500 in length would it be reasonable to allow the cul-de-sac length waiver available

would Highway Super have issue with length of cul-de-sac - super not concerned with cul de sac more with buildings

Mark Edsall met with John Scherne and Town Supervisor June 17 not concerned from single family residency length or fire chief comment concerned granted a waiver and allowed multifamily on the site one or two family on road

checks on width of lot area

lot 10

O&R waiting response

lot 2 and storm water basin

A65-23 Preservation of Natural environment

open discussion regarding lot 10

Spoke about O&R easement

conventional plan approved for yield of

schedule on the Tuesday Sept 17

Action, Discussion: 3.2 **Berchtold** (0178-2019) SBL # 28-4-8

Joe Pfau Berchtold subdivision

wetland

variances for the ZBA referral

net lot area for lot 2 2.2 proposed 3 required

lot width 200 ft 166 provided

rear yard 60 ft lot 2 21.5

lot coverage 10% have 15.67

resubmitted cleaner plans

ridge line overlay now shown on plans

wetland pond plus 10% didn't perform full wetland delineation - show wetland for ZBA
make change and send to ZBA

Mark Edsall comments:

Barn accessory building no restriction to height additional provision red barn lot 1 lot line
between 1 & 2
raised an issue in addition to lot 1 Planning Board to mandate any existing improvements to
lot 1 non conforming shared driveway is existing lot 1 would need to create proper access to
lot 1 for further development
maybe a note that if lot 1 gets any further development a complete wetland delineation must
be completed
waiver discussed regarding well testing

GML referral new plans

SEQRA

neg dec prior to public hearing

Action, Discussion: 3.3 **Meadow Hill Subdivision** (0169-2019) SBL # 37-1-1

Joe Pfau representing applicant

went from 7 lots to 6 lots

open space broken into the lots of conservation easement

wetland delineation by North Country town wetland consultation

portions of conservation easements are on 4 & 5 narrow areas in the back

letters from Fish and wild life and DEC

study on Bats

SHPO sign off

Ward Bower picture - activity in 100 ft buffer - intent of the buffer is to protect the wetland but
not to protect the buffer

hire a wetland specialist

Names if wetland specialties to walk the site

North County, EMC and our wetland consultant notify Joe Pfau

gave set of plans to Ward Bower tonight for the Conservation Group

wetland markers need to be installed sooner than later
policy on wetland markers

Mark Edsall comments

drafting improvements delineation subdivision lines vs easement lines think they might be reversed
bulk tables - right now the required bulk information is the proposed cluster values
normal minimum required for conventional subdivision and the bulk values that are being set
boards preference as what is recorded
memorialize change from conventional to cluster
note 15 on plan further subdivision DEPH and Town of Monroe Planning Board approval for
any future subdivision
local wetlands, standard wetlands note added to plan
grading on drawing 4 proposed contours easier to follow
sanitary disposal system - ODCPH for review
outside agency review stopping site distance values and available stopping site distance
some grading to accomplish it
final review OCDPW for driveway use these plans
restrictions in the deeds on the restrictive covenants for the conservation easements
there is also a 25 foot buffer zone along front of property Lakes Road - definite map note

Chairwoman Franson questioning where are we are SEQRA at this point

SEQRA notice of intent was complete

Motion for lead agency done
resolution noting that the board has agreed to maximum yield of 6 lots under the conventional
subdivision
SEQRA go through part II
contact Jeff Fredericks for well testing get email address to Joe coordinate county and town
requirements
house relocation notes to be added
reviewed tree locations

wetland markers get up sooner than later
find email regarding wetland markers with the board
Who is going to hold the easement, a non-profit or the Town
spoke regarding trees being removed and staying BE IT RESOLVED, that the Planning Board

of the Town of Monroe hereby assume lead agency

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro

4. Minutes

Action: 4.1 May 21, 2019

held over Action: 4.2 June 18, 2019

held over Action: 4.3 June 13, 2019

held over 5. **Adjournment**

Action: 5.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's meeting at 10:00 PM.

Motion by James McKnight, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro