# Town of Monroe Planning Board Workshop Meeting MINUTES

— 09/13/2018

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**Town of Monroe Planning Board Workshop Meeting (Thursday, September 13, 2018)**

*Generated by Norinne McSweeney*

**Members present**
Lisa McQuade, Rich Troiano, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson

Absent: Anthony Vacarro

1. **Welcome**

Procedural: 1.1 Roll Call

Procedural: 1.2 Pledge of Allegiance

Procedural: 1.3 Point out Fire Exits

2. **Extension**

Action, Discussion: 2.1 Bald Hill Estates (0002-2000) SBL #1-3-25.2 & 27.12

George Litchio representing the applicant
George explained that he was here asking for an extension of time from the resolution date of April 14, 2018.
The extension was granted with date of April 9, 2019.
Michael Donnelly to formalize with a resolution showing the new extension date. BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby grants the extension requested by Bald Hill until April 9, 2019 with a formal resolution to be drafted by Mike Donnelly.

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

Final Resolution: Motion Carries

Yea: Lisa McQuade, Rich Troiano, Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson

Action, Discussion: 2.2 FBG Realty Harriman Business Park Lot 4C (2015-009) SBL # 2-1-39

George Lithco representation

looking for extension for building on this site

amendment made in October 2016
provision in code may apply

Discusion with Board members, Mike Donnelly and Mark Edsall decision was made to wait for extension on this project until beginning of 2019.

3. **Sheri Torah**

Discussion: 3.1 Sheri Torah - Pool (0166-2018) SBL# 2-1-21.2

John Queenan representative
Isaac Walter from Congregation

overview of proposal
2 pools for the boys schools
30x60 side by side bathroom facilities and mechanical room
Board wants to see details of the fence. Suggestion of putting ballards along fence area facing the road for better protection.
question regarding the wetlands
section for retaining wall
Mark Edsall - treat as site plan amendment with plans and signature or as another matter - will be a site plan amendment
big block note list all changes provision of prior approval are in full affect - BI can relay on all provisions
overall plan more of a convenience
use detail plan versus overall plan - Board agrees with Mark
questions regarding traffic study - just a review would be good
where the students will be walking in the general area for kids crossing

will need department of Health approval already has Isaac will submit

4. **262 Schunnemunk Subdivision**

Discussion: 4.1 Schunnemunk Subdivision (0164-2018) SBL # 1-1-78.3

John Queenan Lanc & Tully Engineer - representive
Joel Mann for applicant

John reviewed that not much had changed since the PB site walk. He did provide a rough grading plan for Mark. Prove out the lots are buildable.

Issues brought up by members following their site review - issues with flooding, lots 4,5,6 not a lot of tree coverage.
Will there be blasting done - more rocks than anticipated.
Bonnie brings up the grading John explained that he was just proving that the lots can be accomadeted in the area

Mark reviewed his comments see attached.
Need to show the O&R Easement
Have to refer to OC Health, OC Planning, Village of Monroe, 239 referal, drainage district which involves the Town Board, Parks & Rec review
Notice of Intent lead agency

5. **Minutes**

Action, Discussion: 5.1 May 10, 2018 Minutes

BE IT RESOLVED, that the Planning Board for the Town of Monroe hereby approves the May 10, 2018 Minutes.

Motion by Jason Czerwinski, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Rich Troiano, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson

Action, Discussion: 5.2 June 14, 2018 Minutes

BE IT RESOLVED, that the Planning Board for the Town of Monroe hereby approves the June 14, 2018 minutes.

Motion by Jason Czerwinski, second by James McKnight.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Rich Troiano, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson

Action, Discussion: 5.3 July 12, 2018 Minutes

BE IT RESOLVED, that the Planning Board for the Town of Monroe hereby approves the July 12, 2018 minutes.

Motion by Jeff Manson, second by Rich Troiano.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Rich Troiano, Chairwoman - Bonnie Franson, Jason Czerwinski, Jeff Manson

Abstain: James McKnight

Action, Discussion: 5.4 July 17, 2018 Minutes

BE IT RESOLVED, that the Planning Board for the Town of Monroe hereby approves the July 17, 2018 mintues.

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

Final Resolution: Motion Carries

Yea: Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson

Abstain: Rich Troiano

6. **Adjournment**

Action: 6.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns the meeting at 9:12 pm

Motion by Jason Czerwinski, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Rich Troiano, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson