

Town of Monroe Planning Board Workshop Meeting MINUTES

— 10/10/2019

Town of Monroe Planning Board Workshop Meeting (Thursday, October 10, 2019)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jeff Manson

Members Absent

Jason Czerwinski, John Allegro

Consultants:

Shawn Arnott, 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. Returning Project

Action, Discussion: 2.1 **81 Raywood Drive** (0176-2019) SBL# 43-1-11

Joel Mann - Brach & Mann Representative

Joel reviewed his submittal letter going point by point
first submission was a sketch plan
deck yes or no in setback
uncovered deck can be in setback per Ben Maldonado
connect to water main - discussion with village of KJ

Chairwoman Franson: prior to the agreement a letter stating that they are willing to supply the water

Mr. Mann continued:

new plan has utilities on it - lateral connection to the sewer main OC Sewer District # 1
sidewalk - connecting to next property on Raywood Dr - would connect with sidewalk to the village of KJ

property on left is school buildings - proposed future development
showed property on large screen
dirt path between developments - not sure if paved or dirt
extend to end of property
one duplex on each section

Chairwoman Franson: You will need to go to the ZBA for a Use Variance

Ms. Torre this Board can not refer the applicant to the ZBA for a Use variance only area variance. You will need a denial letter from the Building Inspector we can write something to the Building Inspector in regards to that.

grading has been added to the plan
sheet 2
lot width adjusted
no flag lots permitted
do not want a cluster just 3 separate duplex houses
question regarding parking
proof of ownership needs to be provided
referral to OCDP and KJ
was submitted to the Highway Superintendent

open discussion regarding different options to try to get all houses without having a flag lot
one road with all in a row
using a cul-de-sac
look at the state code regarding turn around, cul-de-sac

Comments from Mr. Arnott:

biggest comment is on the lot width 75 ft required, lot 1 & 3 doesn't meet lot requirement
variances are needed at this time

Ms. Torre comments:

the variances as discussed the use variance for the duplex and also if that is a rear dwelling
then that is a use variance also because that is a prohibited use
also needed area variance for the parking front yard set back 57-51a, 57-38c
referral to ZBA for area variance
letter to Building Inspector for Use variance

lot 1 driveway access with 4 parking spaces within the lot

lot 2 middle lot turn around within right-a-way other parking spaces on lot 3

decision regarding coordinated or uncoordinated review in regards to SEQRA

decision regarding the 2 retaining walls

Action, Discussion: 2.2 **Lands of Bradley** (0173-2019) SBL # 28-3-3.2

Richard Croughan - attorney for applicant

John Petroccione - Engineer

added house relocation notes per request

private road notes

additional note from Mr. Edsall regarding maintenance of private road in winter for snow removal - these were already sent to print so it is noted for the next round

in going through and removing all areas that need to be removed the right-of ways, the right of way easements, and the steep sloped areas lost enough usable lot area to push into needing a variance for total lot area, the gross lot area for each lot does meet the Zoning requirements but the net result lot 1 and lot 2 short of what is needed

lot 1 3000 s.f. smaller than needed

lot 2 roughly 4500 s.f. smaller than needed

we will be requesting those variances as well as the previously noted 280-A variance

lot 1 & 2 short will need area variances now

Mr. Arnott Comments:

surveyor stamp needed on plans

grading for private road profile should be shown

status of private road agreement

limit of disturbance

lot area and 280-A variance

approval box required

revised EAF needs to be submitted

lot 2 lot coverage needs to be updated

Ms. Torre

variance required

280-A variance letter from Mike Donnelly sent to ZBA

Mr. Petroccione there was a 280-A variance granted previously not sure if expired or necessary again that is what Mr. Donnelly was looking into but we haven't heard anything

Ms. Torre

I will follow up on that

Chairwoman Franson:

Where are we on SEQRA

Ms. Torre

I believe you have declared your intent to be lead agency
might not of circulated yet since new EAF required

Filed Map

Private road requirement letter

Chairwoman Franson:

I believe I questioned a wetland area I see some kind of a ditch

Mr. Petroccione

there are man made dte areas and naturally made areas we have had Pete Torgerson out
there and he has confirmed there is no jurisdictional determination

Chairwoman Franson: can we get a letter regarding that please

open discussion regarding the property

Conservation Commission needs to go out there

tree mapping all set

Ms. Torre regarding tree mapping:

need to be submitted to Conservation Committee

needs to delineate the envelope of plan disturbance

demonstrate how buffers open space and trees to be saved will be protected during
construction

designate buffer areas of at least 15 feet along all perimeters of tree stands to be protected
and critical root zones around existing trees

detail types of trees to be added to the property

plan itself has to designate the penalties and may require performance bonding - note on plan
about the penalties

Chairwoman Franson questioning where the location is of the Quinn property well and septic.

Answered by Mr. Petroccione it is in front yard closer to Circle drive
Chairwoman Franson: no issue with separation distances

Mr. Croughan asked if the board was happy with current lot sizes, if a lot line adjustment was made only one larger area variance would be needed

Chairwoman Franson: between now and next meeting with you the Conservation Commission as well as the board members should go out to the location and see lot sizes and make a determination if a lot line change makes sense or reasonable where it is. John do you have a sense of that considering the steep slopes.

Mr. Petroccione gross land area they are fairly well balanced, lot 2 will have the right-of-way although I can't count it, it will have that land area,

We need a revised EAF

After EAF received do the circulation for the notice of intent
Conservation team to go out and give input
board members should go out and take a look
declare our intent if 30 days have lapsed
can be referred to the ZBA once new EAF has been done

Action, Discussion: 2.3 **HBP Lot 4B B1-Endspace** (0181-2019) SBL #

George Lithco - Jacobowitz & Gubits
Susan Sassoon - Rosenbaum Design Group
Christian Greene - RD Management - owner of the Property

Mr. Lithco:

overview: HBP outside area

this was a former retail space, space divided with new tenants American Best and approx 1900 sq remaining will be utilized by this new project in addition to the the outside space new space being proposed to be used as a food hall or similar kind of use in the format of a restaurant

show proposed improvements

exterior improvement with doors and windows

proposing generic signage

we are having a landscape architect work on a landscaping plan for the outside sitting space

Ms. Sassoon:

open doors into the alley way with nice landscaping and outdoor setting

for the facade use a synthetic wood product on the front and on side
center area would open up like a garage door
steel canopy around front and side of the building

Chairwoman Franson: questions the parking in the area

Mr. Litcho answered with there are spots land banked and also have residual parking

Mr. Arnott:

2 issues and we talked about the first one being the parking I think everyone agrees that there is excessive parking

2nd issue is the additional impervious surface to be added, we're talking probably less than 1% of the overall site

storm water calculations are plus or minus 25%, so 1% works

Chairwoman Franson: showing area on overhead screen how much of this area is going to remain green

Ms. Sassoon probably about half

Ms. Torre:

do you have a calculation of the square footage of the patio space?

Type II action under 4000 sq ft, submit calculation when available

the board will have architectural review under the ARB

something in writing from the sewer district about the easement and that they are ok with proposal

do you have a copy of the site plan and resolution of approval from 2004 - can you email it to me

GML referral

Member McQuade: there will no longer be an entrance in the front only on the side

Ms. Sassoon yes we thought it would look much better to enter from the side

Member McQuade: is that allowed to only have entrances on the side and nothing in the front

Chairwoman Franson doesn't know of any restrictions

Member Manson: question to Mr. Greene are there food style chains that cater to this environment or are you looking for a local type restaurateur

Mr. Greene: more like a local restaurateur

Member Vaccaro: I like the idea of the intended use of the space I do not like the fact that we will be losing green space. Have you considered other ways in order to preserve the green

space

open discussion regarding green space what will be done or can be done

would like to do a fire pit in area need to confirm with Target

if not fire pit possible fountain

decorative fence along the back to hide the garbage/utility area behind Target

3. Minutes

Action, Discussion, Minutes: 3.1 May 21, 2019 Minutes

held over Action, Discussion: 3.2 June 13, 2019 Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the June 13, 2019 minutes approved

Motion by Jeff Manson, second by James McKnight.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jeff Manson

Action, Discussion: 3.3 June 18, 2019 Minutes

held over Action, Discussion: 3.4 July 11, 2019

BE IS RESOLVED, that the Planning Board of the Town of Monroe hereby approves the July 11, 2019 minutes.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jeff Manson

Action, Discussion: 3.5 August 8, 2019 Minutes

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the August 8, 2019 minutes.

Motion by James McKnight, second by Anthony Vaccaro.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight

Abstain: Jeff Manson

4 Adjournment

Action: 1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's meeting at 9:00 PM.

Motion by James McKnight, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jeff Manson