

Town of Monroe Planning Board Workshop Meeting MINUTES

— 10/10/2024

Town of Monroe Planning Board Workshop Meeting (Thursday, October 10, 2024)

Generated by Norinne McSweeney

Draft

Members Present:

Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Robert Garstak

Members Absent:

Lou Rivera

Planning Board Council:

Ashley Torre, Esq.

Jamie Zajac, PE

1. Welcome

Action, Discussion: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. New Projects

Action, Discussion: 2.1 **Lands of Leva 2024** - Paul Leva (0230-2024) SBL # 21-2-12 Crnr Steven Ct & Rye Hill Rd, Monroe, NY

Applicant Representative:

Vince Pietrzak

Mr. Pietrzak reviewed the project

- this project was approved under the old Zone for 18 Lots
- we filed the first phase consisting of 10 lots and then it got caught up in the zone change for the remainder of the property
- so we took a look at the existing configuration of the road and instead of extending the cul-de-sac back further we just did four lots off at the end of the cul-de-sac with one lot off of Rye Hill Road
- so there will be no infrastructure improvements
- we reduce the yield by two lots from the previous approved plan

Mr. Zajac (engineer from MHE in for Shawn Arnott) comments:

- lots are located within the Ridgeline Protection Overlay District and the Watershed Protection Overlay District
- narrative for designs on both sections
- review of tax map phase one still in ownership of the parent parcel the applicant should review this and identify if any dedication has been taken by the Town

Mr. Pietrzak - the attorneys are working on the dedication at this point and time

- applicant should clarify the extent of the proposed sanitary sewer - the main runs down Stevens Court - the shading makes it unclear of what's existing and proposed

Mr. Pietrzak - running through the existing lots 11 & 12 from the existing roadway is a sewer that dead ends into Phase II sewer is proposed from that manhole to the site

- bottom of Stevens Court sewer existing being dedicated to the Town
- show all proposed grading on site plan
- applicant is amending an existing SWPPP needs to be submitted when complete
- applicant should identify who will own existing 50 foot right of way adjacent to lots 21-4-4.52 and 21-4-4
- potential wetland on plans must be noted
- the board should discuss with the board's attorney if the application will require a realty subdivision approval from Orange County DOH
- pursuant to town code section A65-8(l)(2) the applicant will need to perform well testing on at least 1 well usually a new drilled test well - but there is an existing test well on site
- sewer extension approval by NYS DEC and OCDPW
- lot coverage calculation performed on each lot
- number of bedrooms for existing and proposed dwellings should be noted on the plans
- applicant should review roadway connection to Rye Hill Road based on conditions of Phase I subdivision approval and the maximum roadway length in section A65-21 (E)(1) of Town code
- part of the approval of phase one is that was that cul-de-sac at the end of Stevens Court was temporary and that there was required to be a Loop Road around the back connecting it back to Steven's court

Ms. Torre - it was actually proposed to either connect where that temporary cul-de-sac is, where you have these three driveways coming off, to either connect that to the Fini subdivision down below or have a road directly out to Rye Hill Road on the bottom where there is an existing driveway lot 5

Mr. Pietrzak - we had subdivided the Fini property as well under the old zoning which got hung up with the zone changes also that access that comes down to Rye Hill was an emergency access that was provided so that we didn't have to extend the cul-de-sac back out and we didn't have to build into the Fini project at the time.

Chairwoman Franson - the one that's there now that Loop how does the loop

Mr. Pietrzak - you really need to see the Phase one drawing that would explain

Ms. Torre - I could send you the download of the entire Phase I plans from the County website they show alternatives for the access

reviewing plans on the monitor

Ms. Torre - go to sheet 10 two alternatives, this project was part of the GIS that was done for the Rye Hill Corridor with all the various subdivisions. So one of the findings and then also was incorporated into the phase one resolution was that as part of phase two the what's now listed the temporary cul-de-sac that they're seeking to make a permanent cul-de-sac that would be removed and there would either be a connection to Fini or there would be a direct connection out to Rye Hill Road these are the two alternatives shown there. I don't think they specifically spoke about that I know Mr. Arnott pointed that out as another issue, but the concern was that the Stevens Court cul-de-sac is a cul-de-sac off of a cul-de-sac and adding more homes to that not having a direct outlet to the main road.

Ms. Torre comments:

- so on that issue that's one item that we'll need to work through and have the applicant address those findings and condition of the original approval
- updated EAF needs to be submitted
- application had a wrong SBL copied on agenda double check
- Mr. Arnott spoke with Mr. Maldonado to weigh in on whether the home on lot two is a rear dwelling under the code which is a dwelling situated behind another dwelling that fronts to the street so it's a cul-de-sac so it's a kind of unique situation because rear dwellings are prohibited under the code
- subdivision plat refer to old parcel number at the top
- add square footage, number of bedrooms and house relocation notes
- this is a major subdivision since it is five lots subdivision a cluster plan is required under the code 57-21.7 and that can't be waived. It can only be waived for subdivisions involving five acres or less.
- the code does have the cluster subdivision requirements and that section is 57-21
- Ridgeline Preservation Overlay some submittals that are required under the code and some discretionary
- you were going to relocate driveway easement to SBL # 31-1-23.2 that's proposed needs to be accomplish prior to final approval
- under SEQRA it would be and unlisted action
- doesn't need GML
- does require public hearing

Chairwoman Franson - this is phase one was this part of a larger subdivision

Ms. Torre - this is phase two so phase one was already filed it was approved as a phase project phase one was filed and then you have a certain amount of time to file the phase two map and that wasn't done and in the meantime the zoning had changed so essentially that

part of the approvals expired so it's although phase two it's really as if it's somewhat of a new subdivision before you.

Chairwoman Franson - in terms of the old versus the new can you go over what were lot sizes and what now are the lot sizes and how many units then vs now and the approved yield

Mr. Pietrzak - the old zoning the minimum lot size was 25,000 square feet and the minimum sizes that we had put on our subdivision was between a half acre and .6 Acres, the new lot areas that we're proposing are more than double that size with the smallest one being 1.4 acres and the largest one being almost 2.3 acres in size. Previously for phase two we had seven lots total and now we're showing five.

Member Manson - reason for reduction in layout of lots and the new layout is because of the changes in the code back in 2017 because phase II never got filed when it could have, this is not the preferable design.

Mr. Pietrzak - you have three years to file the next phase after the first phase is done and they never filed it in time and when that zone changed it just wiped out that last plan.

Member Manson - these long extended driveways that run parallel to each other down to the cul-de-sac it makes more sense to me to extend the cul-de-sac into the area the loop shorter driveway and more regular lots. Why again it was it was a different layout originally why does it make more sense to run the sewer off the stem that comes out of the middle of Stevens rather than from the cul-de-sac where it ends out.

Mr. Pietrzak - simply because we didn't want to disturb the existing road that's in place being dedicated to the town, the exiting manhole is on the lot.

Open discussion regarding the location of the sewer connection.

Mr. Pietrzak - this project is going from 4.22 acres of total site disturbance to 1.44 acres for the current project.

Ms. Torre - another comment that the tree plan will have to be submitted showing all trees being removed over six dbh currently under the code I know you're familiar with that section of the code.

next steps finding the yield, cluster submission, information back from the Building Inspector on rear dwelling, phase I approval as to roadway connections for phase II, determine as of right

Mike Endrizzi -

- was part of phase II
- Belmont Drive goes up to Leva
- I have an easement wants needs driveway fixed
- my questions are what is happening with Belmont Drive

- is there going to be a detention pond
- pointing to a house that was not supposed to be part of the development
- have been to court, spoken with the Town Board, Mr. Leva, Mr. Cardone,
- damage to my personnel property cars, plows
- supposed to be a driveway maintenance agreement but waiting to see what the board does here
- Belmont Drive is considered private
- if road is damaged during construction they want me to pay for the repairs
- I have documents and notified those involved and nothing
- I have an easement
- cul-de-sac is not being maintained either
- agreement for a second access not using Belmont
- seems to be done fast tracked
- is there a detention pond

submit your comments and any information that you feel the board would want to review

3. Returning Projects

Action, Discussion: 3.1 **Target** (0229-2024) SBL # 2-1-38 128 Bailey Farm Road, Monroe, NY

Applicant Representative:

Casey Lieberman - Kimley Horn

Deputy Chairman Manson - last meeting presented with architectural updates for us to review and approval

nothing changing with footprint of the building it is all cosmetics being done to all Targets
GML Review submitted

Chairwoman Franson - any changes from the last plans

Ms. Lieberman - no we were basically waiting on GML review

Chairwoman Franson - we received that and it was local determination

Deputy Chairman Manson - the only comment they had was in relation to the size of the signage and ensuring that it met our code and I believe Mr. Arnott addressed that.

reviewed a draft resolution

Chairwoman Franson - Target is seeking Architectural Review approval for exterior modifications

- Target is location on Baily Farm Road
- in LI Industry Zoning District and the Business Park Overlay District
- public hearing was not required
- in terms of SEQRA it was a Type II action

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to to adopt the resolution as amended.

Motion by Pat Shea, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Robert Garstak

Nay: None

Abstain: None

4. Minutes

Action, Discussion: 4.1 June 13, 2024

held over

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 the meeting.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Robert Garstak

Nay: None

Abstain: None