

# Town of Monroe Planning Board Workshop Meeting MINUTES

— 10/11/2018

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## Town of Monroe Planning Board Workshop Meeting (Thursday, October 11, 2018)

*Generated by Norinne McSweeney*

### **Members present**

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

**Absent:** Rich Troiano

### **1. Welcome**

Procedural: 1.2 Pledge of Allegiance

Procedural: 1.3 Point out Fire Exits

### **2. Returning Projects**

Action, Discussion: 2.1 Sheri Torah School - Pool (0166-2018) SBL # 2-1-21.2

David Higgins here for Lanc & Tully

Isaac Walter Project Manager for Sheri Torah

David Higgins reviewed the last comments from John Queenan

John dealing with wetlands there is a NYS DEC wetland adjacent to the site, John has reached out to Michael Newickie regarding Wetlands no substantial changes from original mapping working to confirm that. will send as soon as received

Isaac Walter has sign off from NYS Dept of Health for the Pools will also be provided

Question regarding SEQRA Action Type II or unlisted action, area is just over 11000 sq.ft. so a EAF needs to be submitted for unlisted actions

Approval box was added to the plans

Added cross walk to the plan from existing building to the pool, realigned the fence area, ballards added along the front

Mark Edsall reviewed some comments :

pump station needs to be verified for size to add additional pump station  
detail of the parking lot paving needs to be specific, detailed identified  
detail of fencing needs to be provided

Regarding the wetlands not only NYS DEC but Town Code under chapter 56

Chairwoman Franson brought up Flood plains, Army wetlands if permits needed what ones  
Questioned the gravel driveway that goes behind the pool - what is driveway used for and  
how often used, is pool area sufficiently protected from the driveway,

Question on status of the "Master Plan". Decision between the board and the applicant  
regarding getting in some form of a masterplan that can be adjusted as time goes on but  
something should be submitted.

Mike to make a draft resolution for Tuesday October 16 meeting Discussion: 2.2 Gomez -  
Country Court - (0162-2018) SBL # 24-1-68.27

David Niemotko representing applicant

The last time before the Board it was discussed that something needed to be sent by Building  
Inspector regarding the front & side yard set backs. We are currently in receipt of that letter  
stated no violations with set backs.

It was also discussed that perk tests be done on the septic system to make sure it could  
handle the additional 5th bedroom. We have performed onsite testing and the perk tests were  
all very good. Existing system does not need to be expanded. Need a letter or sign off  
regarding the testing done on the septic for the files to show acceptable capacity.

We changed the layout of the driveway to add the 2 additional parking spaces making 4 with  
plenty of room for turn around.

David reviewed that the house had an addition put on in July 2014 and then converted it to an  
accessory apartment. David said a C/O was given for the addition July 7, 2014. C/O was new  
space but don't know if accessory apartment was there at that time. Lot area hasn't changed  
but the new zoning changed.

When and if the approval is granted for this property and the current owners sell it, which is  
their intent, the new owners would have to come back before the board for a reapproval or an  
extension. Then the 10 year allowance comes in for review.

### **3. New Projects**

Action, Discussion: 3.1 402 Lakes Road Subdivision (0168-2018) SBL # 18-4-60/61

David Niemotko representing applicant

The current existing lots are 2 and the applicant is proposing to make the larger lot into 2 lots

so the whole project is now 3 smaller lots  
proposing to have a driveway off Walton Terrace to service the 2 smaller lots and the other lot  
would come off Lakes road  
houses will be serviced by wells  
proposed to connect to sewer for waste water, not for solids, septic tank for each house for  
solids,  
Hoping to hook up to the sewer system  
all setback are met

Regarding environmental constraints section 57-21.1 of the Town Code there needs to be a  
slope analysis done to see if after deducting the environmental constraints the lot sizes meet  
the minimum requirements.

Mark spoke on a few issues that the record owners don't match, issue with driveway/private  
road, not understanding reasoning on the sewer/septic, can't have a shared private force main  
must run 2 parallel receptor lines. Mark refers to code A63-7 and A63-13

Will need county referral, not sure about wetland permit, turning areas would be needed for  
fire safety apparatus

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby declares to be lead  
agency for this project.

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

#### **4. Adjournment**

Action: 4.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns this  
meeting at 8:35 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