

Town of Monroe Planning Board Workshop Meeting MINUTES

— 10/13/2022

Town of Monroe Planning Board Workshop Meeting (Thursday, October 13, 2022)

Generated by Norinne McSweeney

Draft

Members present

Jeff Manson Acting Chair, Pat Shea, Nicholas Napoli, Dylan Penn,

Alternates:

Robert Garstak - First sitting in for Bonnie Franson

J Luis Rivera - second

Members Absent:

Bonnie Franson - Chairwoman

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Returning Projects

Action, Discussion: 2.1 **339 Rt 17M Dominick Santiago** (0198-2021) SBL # 25-3-8

David Niemoetko - representing the applicant

last submission receive comments from DOT included or address within the design plan

revised project somewhat

reduce foot print of the building

revised stormwater plan

collect more water on site and not allow to flow onto 17M

investigating the culvert under RT 17M removed the concrete culvert under 17M

made DOT aware

review of the project for the new members

remove both structures for one mix used building

open swal in back of property towards the front of 17M we had to identify the catchment area

and it will be enclosed

proposing a retaining wall in the back of the property

fence in the back 4 ft arch plans and elevations

memo sept 29th board comments and DOT comments

Mr. Arnott

2 1/2 story tall question if 1/2 story requires sprinklers

Mr. Niemotko would not trigger sprinklers

Mr. Arnott wants confirmation from the BI regarding sprinklers on the 1/2 story 3rd floor not served by minipcal water

SN # 10 dumpster enclosure regarding setbacks 5 foot setback required look for better location on the property shielded from 17M and garbage truck to pick it up best location for a garbage truck

inaudible

water supply - OCDH public water supply created for this site # employees triggers that
Comment # 11

grading retaining wall on 3 sides the tallest 22 feet in height GEO grid

construction agreement with 2 neighbors

drainage calculation that was prepared comments on flow look for that and DOT acceptance

board authorize to GML 239 with architectural (57.31)

Ms. Torre comments:

bulk table 50ft rear yard 57.41(f) reference footnote

landscaping plan needs to be submitted, limits of disturbance

tree plan for all trees being removed

update buffer to comply with the code

SEQRA circulate and assumed lead agency

buffer requirement comment letter relying on retaining wall and existing trees show tree line meets the requirement in terms of type and width, satisfied based on what is there, add a sufficient strip or go to the ZBA for a Variance, not something the board can waive

discussion of placement of trees

will propose landscaping will be low lying trees, bushes or shrubs not tall trees

spoke about the building use retail and offices

Action, Discussion: 2.2 **Seven Springs Subdivision** (0204-2022) SBL# 1-1-41.2 127 Seven Springs Road Monroe, NY

John Queenan Lanc & Tully
engineer for applicant

last before you in June 2022

4 lot subdivision of the property

9.5 acres

4 single family lots

cul-de-sac off Seven Springs road

25 foot right of way on 2 properties

last meeting asked to approach neighbor regarding what was happening with the project

we did that and we got his acceptance which we will be joining to this application for use of right of way for the easement

did some minor changes

neighbor has concerns if public road or private road

difference for his parcel as a public street and if dedicated and accepted

private road has more lot requirements and a cap on the number of lots than a public road does not

need direction to discuss with neighbor

map right now proposes a cul-de-sac just shy of 500 feet at this point for 4 lots

Chairman Manson if I remember correctly 5 lots has to be public road but 4 lots can be a private road

Ms. Torre the limit on a private road is 4 lots

Mr. Arnott unless the other 2 parcels get frontage off another road

Ms. Torre question for the town board

Mr. Arnott once grading was complete we were going to refer it to the town board to insure all requirements of the town code were to be met for a public road

Mr. Arnott comments:

lot coverage bulk table 15% looking for the exact number

Indian bat in the area tree clearing standard mitigation

septics proposed on lot tested witness by MHE

stormwater SWPPP will be required

concern with lot layout as there wasn't area reserved for storm water management

GML 500 feet

submit to South Blooming Grove within 500 feet of the municipality

Ms. Torre Comments:

SEQRA unlisted action

EAF be revised town board required approval & updating the disturbance to 3.5 acres

update for current version of plan

owner endorsement needed 7 Springs Realty Inc not Seven Springs Realty Corp

Mr. Weiss official title in the corporation is

need paperwork showing he is owner of adjacent lot 1-1-41.1

25 foot rightaway copies of deeds or agreements and or restrictions

subdivision map should contain a note on restrictions of construction in the RPO district

sheet 4 drawing doesn't match title sheet

subdivision classified as a major subdivision since it involves a new road, cluster plan is required and can't be waived as more than 5 acres are involved

tree plan

well testing required

Mr. Queenan in regards to the cluster plan what would the board be looking for at this point

Ms. Torre if you refer to code 57-21.7 conservation plan and conventional plan

Mr. Queenan our path is to figure out the road situation first so we can go back to the neighbor

Chairman Manson since we are going to have to look at a cluster plan, do we set a yield on the conventional

Ms. Torre it is important to get the road worked out first which is triggering the cluster, because a new road is proposed

Member Shea looking at the layout proposed lot 3 and then lot 3

Mr. Queenan they are the same lots one is in square feet one is in acre but same parcel

Chairman Manson adjacent property owner having common ownership

25 foot right-a-wy on each lot for common access neighbor doesn't want to be left out

next step is to go to the town board regarding the road

Ms. Torre for purposes of moving forward this evening the board can classify this as an unlisted declare intent to be lead agency and authorize circulation of the lead agency upon receipt of a revised EAF and grading plan.

Mr. Queenan would the board be ok if I sent the grading plan to Mr. Arnott and upon approval then Mr. Arnott sends to the Town Board or do you want me to come back for another meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to classify this as an unlisted action, declare our intent to be lead agency and authorize

circulation for lead agency upon receipt of revised EAF and grading plan.

Motion by Jeff Manson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn, Robert Garstak

Not Present at Vote: J Louis Rivera

3. Resolution Amendment/Approval

Action, Discussion: 3.1 **BJ's Site Plan** (0300-2021) SBL # 2-1-30;2-1-21.31 Harriman Business Park Larkin Drive, Monroe NY

Member Manson recused.

Member Shea stepped in acting roll for this project

Ms. Torre reviewed the amended resolution explaining the difference to the wording in this amended resoltuion versus the original resolution.

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to accept the first amended resolution of conditional approval.

Motion by Pat Shea, second by Robert Garstak.

Final Resolution: Motion Carries

Yea: Pat Shea, Nicholas Napoli, Dylan Penn, Robert Garstak

Not Present at Vote: Jeff Manson, J Louis Rivera

4. Minutes

Action, Discussion: 4.1 April 19, 2022

held over

Action, Discussion: 4.2 August 11, 2022

held over

Action, Discussion: 4.3 August 16, 2022

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the August 16, 2022 minutes.

Motion by Nicholas Napoli, second by Dylan Penn.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn, Robert Garstak

Not Present at Vote: J Louis Rivera

Action, Discussion: 4.4 September 8, 2022

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the September 8, 2022 minutes.

Motion by Pat Shea, second by Nicholas Napoli.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn

Abstain: Robert Garstak

Not Present at Vote: J Louis Rivera

Action, Discussion: 4.5 September 20, 2022

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the September 20, 2022 minutes.

Motion by Nicholas Napoli, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Pat Shea, Nicholas Napoli, Dylan Penn, Robert Garstak

Abstain: Jeff Manson

Not Present at Vote: J Louis Rivera

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 Jeff Manson, second by Dylan Penn.

Final Resolution: Motion Carries

Yea: Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn, Robert Garstak

Not Present at Vote: J Louis Rivera