

Town of Monroe Planning Board Workshop Meeting MINUTES

— 11/09/2023

Town of Monroe Planning Board Workshop Meeting (Thursday, November 9, 2023)

Generated by Norinne McSweeney

Draft

Members Present:

Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn

Alternate Members Present:

Lou Rivera

Planning Board Consultants:

Ashley Torre, Esq.

Shawn Arnott, PE

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 **Henry Farms** (201-2022) SBL # 29-1-2.52 Intersection of Lakes Road and Camp Monroe, Monroe, NY

Applicant Representative:

Vince Pietrzak, P.E. - Pietrzak & Pfau

Mr. Pietrzak -

- last time we were here we submitted detail drawings for 70 lots single family homes and commercial lot
- 21 page sheet set - this plan is more detailed and complete than the 3 sheet set originally submitted
- requested review from MHE of this complete set - we have received the comment letter which we will address and get back to you on
- working with Tim Miller Associates they will be updating everything and generating the reports along with the SEQRA work necessary

Chairwoman Franson - what is the date of the plans as they were submitted a few months

ago?

Mr. Arnott - April 6, 2023

Mr. Arnott comments:

- reviewed Ms. Torre's letter back in March
- identified what the scope of the review will be of the project pursuant to the Stipulation
- number of items needed to be updated on the plans
- at the end reviewed the outside agency approvals
- based on the current plans there's going to be disturbance to the local wetlands, that will need application for a permit from the Planning Board
- there is disturbance greater than an acre so the SWPPP will have to be updated
- the applicant did receive coverage under 2010, but based on the newer disturbance permit needs to update SWPPP

Chairwoman Franson - so when you say the SWPPP has to be updated because there are newer disturbances does that mean then that new coverage is required under current permits. Mr. Arnott - no so my understanding and I believe during the initial review of this the applicant provided the current coverage under the 2010 permit so it would only be updates to that original SWPPP - if there are any changes from the originally approved plans to now to cover any additional disturbances or new impervious surfaces.

Mr. Arnott continued:

- OCDPW approval for 2 entrances onto Lakes Road
- there was a request from the County for an updated traffic study
- spoke with Pat Patterson, the - Town Highway Supervisor and will hold a meeting in 2 weeks to review the plans as these are all proposed to be new town roads
- previous letter from Ms. Torre - some interest in getting input from the Town Board on the layout and maybe some changes they wanted to see - that should be referred to them.
- a whole water system proposed with 2 wells, a treatment facility and water mains throughout the development - requires NYS & OCDOH approval
- may want Frank Getchell to review this project - authorize his review tonight
- OCDPW will have to review the sewer main collection - Moodna sewer district and there is currently a moratorium
- one thing I didn't see was a determination from Army Corps on the local wetlands or any of the wetlands
- referral to OCDPW for Lakes road connections

BE IT RESOLVED, that the Planning Board of the Town of Monroe makes a motion to retain Clough Harbour Associates - Dave Tompkins to conduct ecological and wetland review, and Weston & Sampson - Frank Getchell to review hydrogeology and well tests for water supply.

Motion by Jeff Manson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn

Nay: None

Abstain: None

Action, Discussion: 2.2 Meadow Hill Subdivision (0169-2018) SBL # 37-1-1 Lakes Road, Monroe, NY

Applicant Representative:

Ryan Smithem, EIT - Mercurio-Tarolli-Marshall, PC Engineering-Land Surveying

Mr. Smithem provided an overview of the project:

- property located on Lakes Road
- site is split in 2 areas
- there are 2 lots on the southerly side with a shared driveway entrance
- both lots served by individual wells and sewer
- on the northerly side there's an additional 4 lots each served by shared driveway entrances
- on individual wells and sewage disposal systems
- there are some large conservation areas, greater than 50%, across the entire back and center area of the lots
- the project was last before the board in October 2021
- we are taking over the project as new engineers with new owners
- waiting to have MHE comments
- looking to drill a test well to satisfy Orange County Department of Health comments

Chairwoman Franson - so this was sold from Meadow Hill LLC to Meadow Hill Subdivision LLC

- has an updated application been submitted showing current owners?

Mr. Smithem - I would have to check with Ms. Larsen

Mr. Arnott comments:

- if the board recalls to the southwest side of the site there's a portion, actually a 5 foot strip that is going to be dedicated for the Appalachian Trail - as of yet there hasn't been an entity identified for ownership of that parcel. That will have to be worked out as there are specific entities that are only allowed to take that dedication of that parcel to satisfy the cluster provisions.

Chairwoman Franson - we should also touch base with Chester again to see what's going on with their parcel.

Mr. Arnott continues:

- lots 1,2,3 and 6 have the most conservation easement around them, the building envelopes

were actually taken from the conservation easement as opposed to the lot lines, so technically that is not correct.

- last time the board asked for the easement to be owned by one property, if that could be the case then the calculations would be correct, but if not then they need to be recalculated.

- all of the curb cuts will be on Lakes Road - that will need review and approval from OCDPW. Have you made any initial contact with them? Mr. Smith: no we have not, but we are looking into it.

- Lakes Road is a Town scenic road which is regulated by 57-21(4) - with another project we looked into the location of the electric, trying to make sure the trenches were within the curb cut areas - so get some initial feed back and provide plans to O&R and try to limit disturbance for electric boxes.

- along lots 1 & 2 the right-of-way is an issue. The scenic road buffer is actually 25 feet from property line which it didn't appear to be on the drawing.

- wetlands are noted as approximate limits - will need an updated wetlands delineation as these are from the previous engineers

- number of subdivision notes that will be required to be added to the plans, house relocation and others. You will need to go through the subdivision regulations.

- SHPO was a hit on the EAF need to submit to the CRIS and submit a copy to Town

- there are Northern Long Eared Bat on the property - mitigation will need to be noted

- the disturbance is over an acre so the applicant provided an erosion sediment control for a basic SWPPP

- conservation easement needs to be marked with the town placards/monuments

- lots 1 & 2 houses closer to Lakes Road then other houses can they be pushed back at all

- applicant did a tree clearing plan greater than 6 inches need a chart identifying those trees to be removed and those to remain and how many will be replaced

Ms. Torre comments:

- previously assumed lead agency

- submitted a revised EAF - Item 13B mentioned encroaching existing wetland - needs to be corrected

- property is in the RR1 - bulk table SR20 need to be corrected

- bulk table setbacks need to be updated under RR1 zone

- scenic buffer zone I can send over the map notes

- notes regarding cluster subdivision section 57-21 7 c

- storm water notes section 46-17

- tree plan review the Monroe tree law

- previously sent to OC DP waiting a full statement for action will need to resend again

Chairwoman Franson -

- need to resubmit to OCDP for GML review

- were going to be doing well testing with Frank Getchell

- resolution for the yield for the cluster
- wetland delineation report
- follow up with Chester
- notice of violations - driveway cutting and something else - need to speak to the Building Inspector
- are these buildings going to be the same or bigger
- need updated application

Ms. Torre on the house relocation notes need to show the number of bedrooms and the square footage

The application remains incomplete. The Applicant will resubmit.

3. Minutes

Action, Discussion: 3.1 May 11, 2023

tables lack of quorum

Action, Discussion: 3.2 June 20, 2023

tabled for lack of quorum

4. Adjournment

Action, Discussion: 4.1 **Adjourn Meeting**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adjourn.

Motion by Chairperson - Bonnie Franson, second by Nicholas Napoli.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn

Nay: None

Abstain: None