

Town of Monroe Planning Board Workshop Meeting MINUTES

— 12/10/2020

Town of Monroe Planning Board Workshop Meeting (Thursday, December 10, 2020)

Generated by Norinne McSweeney

Members present

Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

Consultants:

Ashley Torre, Esq.

Shawn Arnott, PE

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Pledge of Allegiance

2. Returning Projects.

Action, Discussion: 2.1 **DG Management** (0172-2019) SBL # 1-1-96

John Queenan Lanc & Tully Surveying

Mr. Queenan reviewed currently working with an interim plan we've completed our initial grading plan of the site as well as our sewer service design. Wanted to touch base with the board regarding grading as this is our first iteration. This is not my favorite plan, what we are trying to accomplish is keeping the houses on the high side low as discussed with the board not being able to see the houses on top of the ridge. Lots 3,4,5 & 6 are sitting down in the hill so the garages would be under the houses you enter into the garage and first floor would be one story up but that would be with grade at the back of the house, basically putting the houses into the hillside and what that does it create more cut than preferred. With the cul-de-sac you're probably looking at a high point cut, somewhere in the range of like 10-15 ft up. In order to strike a balance we are proposing to raise the road up a little more so the cul-de-sac is graded at 4% which is a fairly light slope, the proposed street in the village is graded at 5.2 proposing we match that and bring that continuously up to the cul-de sac that will raise the entire road up with a maximum cut around 10% with an average of 6%, with those houses still situated into the hillside.

Chairwoman Franson can you explain to the board what you are showing on the horizontal axis and the vertical axis?

Mr. Queenan this is a road profile so on the horizontal axis is your stationing just the length of road, zero plus zero is the beginning and basically the end is the length and what you see at

the end is we loop through the cul-de-sac, so it shows a longer cul-de-sac cause we are looping through it, the vertical axis are the elevations what you will see here is the dash the lighter dashed line is existing grade and the darker line is the proposed grade of the road on the X-axis you'll see elevation numbers in the boxes numbers to left are existing numbers to the right are the station and in bold are the proposed. Other items you see are utilities, proposed sewer main, once road grade set you will see drainage utilities etc being added. Chairwoman Franson addresses Mr. Arnott and Ms. Torre do we have maximum driveway grades

Mr. Arnott probably 12 - 14 max ok

Chairwoman Franson code A65-21

Mr. Queenan I believe that is for the public street design

Member Vaccaro 2 questions- the cul-de-sac in the Village of Monroe would that be eliminated and it would just be straight

Mr. Queenan that is correct

Member Vaccaro is there a vertical curve transition between the end of the cul-de-sac in the Village of Monroe to the straight line slope proposed road

Mr. Queenan no there would be no vertical curve there when we go to match the slope they have it will just continue up straight

Member Vaccaro so the stationing of straight consistent slope in the Village portion is basically to match the proposed 4%

Mr. Queenan the Village road is designed at 5.2% there is no vertical slope it just ends, so I'm proposing to match the 5.2% and continue that, and then we'll have a vertical curve, doing the higher grade it will extend out into the open space and give us the ability to create a berm there for placing the plantings at a slightly higher elevation which will give more buffering from Rt. 208, we have hired a landscape architect who will be assisting in providing a plan to show the visibility

Chairwoman Franson another way of achieving, if there's concern that the buildings are popping out of the ground or be visible is to not have super high buildings. What is the proposed height? If we are talking garages under are they 2 stories above it?

Mr. Queenan correct we are building standard residential two-story and two and a half story homes with peaked roofs, so we are trying to blend it into the hillside to avoid high road cut. It truly deals with lots 3, 4 & 5 the rest of the lots will blend in like typical residential lots

Chairwoman Franson at some point we will have to look at the layout of the houses relative to the lots and their sizes, I don't see the bulk table, it would be useful to have the cluster bulk table. What is the minimum side yard for these 2 families.

Mr. Queenan we held all the bulk requirements for the SR10 zone except for the rear yards along the power line we proposed those at 25 Ft instead of 35, side yards all been met, all lots are 10,000 Sq ft or larger

Chairwoman Franson what are the building footprint sizes

Mr. Queenan they are being worked on now, I believe the boxes are between 2200 - 2800 square feet

Chairwoman Franson so the 2 family houses each side is approximately 1100 sq feet
Mr. Queenan they are closer to the 2800 sq feet box, applicant is working on architectural floor plans which will replace the boxes on the plans

Chairwoman Franson regarding garages are there going to be 1 or 2 garages

Mr. Queenan for the 2 family dwelling there will be a garage in the middle for a single car garage for each side,

Member Manson how does that work on lot 1 with the driveway currently

Mr. Queenan that house might be laid out differently once architectural done

Member Vaccaro questioned the 2 family and single family mix is that something the board can vote on

Ms. Torre this was discussed during the conventional layout with the maximum yield, the SR10 does allow for single and multiple family dwellings, this would be the time to discuss the multi family versus the single family

Open discussion regarding mix housing and single family houses with board members and applicant

Mr. Arnott comments bulk table provide proposed dimensions for each lot, building envelope for lot 1 should be added, subdivision approval from OCDH, grading of roadway still in progress need to add drainage, SWPPP components, quantity & quality control need to be added, and the DEC approval for the extension of the sewer, OCDPW approval as well, all prior to SEQRA, each lot will have well needed locations, drill and test 2 wells prior to approval, status of the Village road

Mr. Queenan the village road has been approved it is on a filed subdivision map, and they hope to start construction within a month or two

Ms. Torre as long as no objections received you can assume lead agency status tonight any other information or studies you will need in order to help with the determination of significance

Chairwoman Franson next meeting we should go through EAF part II helps us refine what we expect in terms of being able to review the project from an environmental perspective

Ms. Torre another item meeting all the bulk requirements there is perhaps parking shown in the front yard

Mr. Queenan thought there was a provision to allow in a cluster

Ms. Torre I wasn't able to find it 57-21.7 c8 parking

Mr. Queenan I will follow up as I am not 100% sure.

Ms. Torre ARB review, open space conservation easement,

reviewed code for clarification regarding multi dwelling, while at ZBA might need additional clarification regarding multiple dwelling and multiple dwelling group

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby declares

themselves lead agency for DG Management Cluster subdivision

Motion by Jeff Manson, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

Action, Discussion: 2.2 **Verizon Wireless** (0186-2020) SBL # 2-1-36 40 1/2 Barr Lane

No show Action, Discussion: 2.3 **HBP - Endspace** (0181-2019) SBL # 2-1-34.2

George Lithco Jacobowitz & Gubits representing RD Management
Nate Burns - Langan Landscape

2 items needed to be worked on after our last meeting

the number of parking spaces and the tree planting proposal

12 existing trees between Target and the end space to make space for the outdoor dining we were going to relocate those trees, meet with the ECC, Nate went and looked at the trees and he feels it is best not to move those trees as they are ornamental trees best not to replant and plant new trees along the buffer

plans were submitted have comments from Ms. Torre and the ECC will add those notes to the plans

Mr. Burns reviewed the plans flowering cherry trees between target and open space currently not in the best shape, intent to replace the cherry trees with evergreen trees to enhance the existing buffer along Baily Farm Road.

Mr. Bower MCC reviewed MCC comments no longer Colorado Spruce

reviewed image of where trees will be planted

nursey grown trees at least 6 feet high

15 feet apart minimum

spoke about types of trees black hill spruce, green giant arborvitae

3. Minutes

Action, Discussion: 3.1 **July 9, 2020 Minutes**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the July 9, 2020 minutes.

Motion by Chairperson - Bonnie Franson, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Pat Shea

Abstain: Jeff Manson, John Allegro

Action, Discussion: 3.2 **July 21, 2020 Minutes**

BE IT REVISED, that the Planning Board of the Town of Monroe hereby approves the minutes for July 21, 2020.

Motion by Chairperson - Bonnie Franson, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

Abstain: Anthony Vaccaro

Action, Discussion: 3.3 **August 3, 2020 Minutes**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the minutes for the August 13, 2020 minutes.

Motion by Pat Shea, second by Lisa McQuade.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jeff Manson, John Allegro, Pat Shea

Abstain: Jason Czerwinski

Action, Discussion: 3.4 **August 18, 2020 Minutes**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves August 18, 2020 minutes.

Motion by Anthony Vaccaro, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea

4. Calendar Review

Action, Discussion: 4.1 Review of 2021 Planning Board Calendar
discussion regarding meeting dates 5. **Adjournment**

Action: 5.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's meeting at 9:11 pm.

Motion by Anthony Vaccaro, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairperson - Bonnie Franson, Jason Czerwinski, Jeff Manson, John Allegro, Pat Shea