

Town of Monroe Planning Board Workshop Meeting MINUTES

— 12/12/2019

Town of Monroe Planning Board Workshop Meeting (Thursday, December 12, 2019)

Generated by Norinne McSweeney

Members present

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

Consultants:

Mark Edsall - PE

Ashley Torre - Esq.

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Returning Project

Action, Discussion: 2.1 **Eagle View Estates** (0168-2018) SBL # 18-4-60 & 61

David Niemotko - Architect

Sol Ezra

Chairwoman Franson couple of items we need to cover

impervious surface coverage - there has been communication between Mr. Edsall and Mr. Maldonado in regard to what is impervious and what counts toward lot coverage

Mr. Edsall initially Ms. Torre contacted Mr. Maldonado and I received a copy of his response and I spoke with Mr. Niemotko as to the decision Mr. Maldonado had reached. This is still an open item and if Mr. Maldonado stands by his current decision, then it will need a variance.

Mr. Niemotko explained that he heard the news yesterday and its unfortunate we have had this detail and design for several months and now all of a sudden its an issue. Doesn't understand why the Board can't proceed as they have had no objections to the pervious pavers as a composition as a system. The name itself denotes the fact that it's not impervious its recognized as a pervious system. It's a system that accepts rain water and allow it to perk into the ground.

Ms. Torre the issue is it's not so much impermeable versus permeable, but the code definition

for lot coverage also includes compacted surfaces. So the question was whether this even though its permeable or not necessarily impermeable whether it is lot coverage because it is a compacted surface so that's where I believe Mr. Maldonado decision ultimately came from and that I think we discussed at the last meeting that this was something that had to be looked into as far as the pervious pavers and whether they counted.

Mr. Niemotko this was not discussed at the last meeting, at that meeting we discussed grass pavers, pervious pavers were not discussed was not an issue.

Ms. Torre I understand that but this board can not approve something that doesn't comply with the code. They don't have the authority, they can't waive it, they can't grant you a variance from that so this board has to abide by the code and right now the building inspector said that it has to be counted toward lot coverage and right now the plan does not comply with the code.

Mr. Ezra that is why we are having problem with the distinction between the two, ultimately up to Mr. Maldonado on how to decide one way or the other the classification of impervious and impermeable make a difference to me because if something can accept rainwater as quickly these are proposed to, I don't see how it makes it not pervious.

Ms. Torre this is not a question for me we are going by what Mr. Edsall indicated when he spoke with Mr. Maldonado so right now that is where we are. You are free to ask Mr. Maldonado to reconsider, which I understand you are doing, but for purposes for tonight I would advise the board that they are in no position to approve this.

Chairwoman Franson bring up another question in regard to the layout of the lots . The lots were originally configured so that lot 18 461 basically follow existing lot line to be relocated and now it's been pushed further to the east and its extend into the right of way a bit and then jogs back and then follows an existing property line down to Lakes Road. Was that a recent revision?

Mr. Niemotko yes

Chairwoman Franson so that's really to accommodate the lot of coverage issue right?

Mr. Niemotko correct

Chairwoman Franson so I feel that certain lot lines are being juggled around to meet certain standards rather than having orderly lots generally designed well. I feel we are moving things around to again be able to meet these requirement rather than have normal laid out lots in the manner that the subdivision regulations anticipated

waiting for a decision from Ben Maldonado regarding compacting material, part of lot coverage

another issue there is an element in the subdivision resolution regarding required public improvements. The Planning Board is supposed to go through the public improvements and determine what is to be and not to be installed. Let's go through and make sure anything applicable is shown and not applicable we waive, that is a requirement that we pass a resolution identifying what the improvements will be and won't be.

A65-25.1 List of Mandatory Public improvements

- 1- paved streets - it is a private road regulation of the code
- 2-curbs & gutters - not needed
- 3-sidewalks - not needed
- 4- shared water distribution N/A
- 5- N/A
- 6-will be providing storm water facilities
- 7-part of the plan
- 8-private road reg. type of sign
- 9-none proposed
- 10-n/a
- 11-n/a

a62-25.2

reviewed list

- 1-no
- 2-no
- 3-no
- 4-addressed
- 5-n/a
- 6-n/a
- 7-n/a
- 8-none
- 9-n/a

Mr. Edsall comments:

see attached

some clean up issues relative to storm water that Mr. Arnott had pointed out

nothing that will impact the progress of the application

largest issue is to get the lot of coverage issue resolved at this point

one suggestion I made and I did point out by the way that the lot of line revision shifted the line to work the percentages out with the credit for the permeable pavers if that's accepted under comment # 6 conventional plans sheets 2 & 3 should not be filed with the final plans

open discussion regarding the lot of line change to make lot 1 35% lot coverage if pavers accepted if not must go for area variance

Mr. Niemotko let me reiterate these are not just pavers but a special design, special composition to allow it to become termed permeable pavers. There is a sub base system

below it to allow storm water or groundwater to perk through, spacing between pavers. It is a special design and a special cost. This is something that is specialized and unique that has had great success. Have used on other municipal projects and they work fantastic.

Mr. Ezra the storm water design manual for green infrastructure also says that permeable pavers help water quality they reduce lead levels and arsenic and other harmful qualities in the water.

Member Vaccaro is there a life expectancy on those pavers

Mr. Ezra through my research it is hard to pin down an exact time as it matters on how they are cared for if they are salted that will clog the spacing and makes them not permeable. A condition could be added that they don't get salted or sanded at any time. I have seen them last decades.

Member Vaccaro regarding the lot of line change can that be smoothed out so it isn't such an odd layout

Mr. Niemotko not really

open discussion regarding lot coverage, permeable pavers, lot line

Chairwoman Franson request an extension April 30, 2020 for time frame for a decision Action, Discussion: 2.2 **HBP Lot 4B End space** (0181-2019) SBL# 2-1-34.2

George Lithco

Nate Burns

Chairwoman Franson there are some open items still to be completed

awaiting GML

Harriman regarding utilities within that area

Ms. Torre yes and I did receive an email from Mr. Litho that he had written a letter and spoke with the Village of Harriman. We are just waiting for the letter to confirm

Mr. Lithco

no easement

wrote village of Harriman for consent

village consents to project - have some conditions

will be RD to maintain that
letter in resolution

Mr. Burns

proposing 1350 decorative paving in the area and a small concrete area total of 1490 feet of
overall impervious surface

delineated on the plans the potential tenant area

added additional plants along the Target wall to soften that area

fence at the rear end of the area to visually buffer the loading area

limited the capacity for outdoor seating to 70 seats

proposing low level lighting - 3000 Kelvin LED

Chairwoman Franson could that be changed to 2700

Mr. Burns yes

Chairwoman Franson as far as the seating you are showing 70, it is just a concept per Mr.
Lithco, could it be more or less

Mr. Lithco that is the maximum it depends on what the potential client will want

Mr. Burns we came up with the amount based on what the Town Code calculates parking
requirements based on interior spaces. it was a hybrid of that and what International Building
Code requires.

Member Vaccaro how many seats inside - unsure of the answer to that

open discussion regarding the amount of tables and chairs that will fit in outdoor area.
Showing 35 but saying 70 max.

open setting or just for the clients of the tenants in that space

if there is alcohol being served there will be stricter control

Mr. Edsall suggests that Note 3 be revised to state the no greater than seventy but subject to
an occupancy layout plan approved by the code enforcement officer

open discussion that there should be decorative gravel not just grass

Ms. Torre

SEQRA Type II action

Parking calculation review -asked George for a letter explaining calculation

Signage as this is ARB review size and location

Fire Pit optional show what other options are

trees currently there to be relocated on site

Mr. Lithco asked for optional items listed in the resolution - example fire pit no fire pit, garage doors no garage doors

Chairwoman Franson since we do have ARB review then it should be brought back to the board if the doors are being changed to a wall or windows

Facade changes will have to come back to the board for review

Out door heaters board is ok with them

reviewed narrative from Langan on the project BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to deem this proposed action Retail B-1 Type II.

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

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro

Action, Discussion: 2.3 **81 Raywood Drive** (0176-2019) SBL # 43-1-11

Joel Mann - Brach & Mann

Larry Torro engineer

will now be single family lots no variance needed

made some revisions to first option as well as brought some plans for additional options

narrow building 2 so no overlapping 1 & 3

extend sidewalk to end of property

parking revisions

flat & basement not 2 story building

concept number 1 flats with basement

showing trees on the site

front will be the highest point and then it slopes down in the back

will not need retaining wall

Option 1 is my preferred choice

50' right of way continues to the end of the property

if the road gets extended to the end of the property line you lose the cul-de-sac

make individual access to each property not using easement

Highway superintendent input regarding extension of the road or a 280-A variance would be needed

option 2 all three houses facing same direction coming in off a private road with individual driveways

T-turn around requirements being a private road over 200'

option 3 doesn't have road frontage will require 280-A variance not favorite option

option 4 private road with cul-de-sac

option 5 similar to option 4

option 6 private road 280-a issue for lot 2, extend Raywood drive need to verify if flag lot with Building Inspector

Ms. Torre explained what a 280-a variance is to the Board

NYS Fire Code

Private Road specifications

show TOPO better

need info regarding if these are considered flag lots

highway superintendent feedback

3. 2020 Meeting Schedule

Action, Discussion: 3.1 Discuss & Review 2 possible 2020 Meeting Schedules

open discussion regarding when 2020 meeting would be

discussion on tech review meeting 4. **Minutes**

Action, Discussion: 4.1 September 12, 2019

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the September 12, 2019 minutes as amended.

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, John Allegro

Action, Discussion: 4.2 September 17, 2019

held over Action, Discussion: 4.3 October 10, 2019

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the October 10, 2019 minutes as amended.

Motion by Anthony Vaccaro, second by James McKnight.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jeff Manson

Abstain: Jason Czerwinski, John Allegro

Action, Discussion: 4.4 October 15, 2019

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby approves the October 15, 2019 minutes as amended.

Motion by Jason Czerwinski, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro

Action, Discussion: 4.5 November 14, 2019

held over 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 10:00 PM.

Motion by Anthony Vaccaro, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Jeff Manson, John Allegro