

Town of Monroe Planning Board Workshop Meeting MINUTES

— 12/12/2024

Town of Monroe Planning Board Workshop Meeting (Thursday, December 12, 2024)

Generated by Norinne McSweeney

Draft

Members present

Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Members Absent:

Bob Garstak

Planning Board Consultants:

Ashley Torre, Esq.

Shawn Arnott, PE

1. Welcome

Action, Discussion: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Returning Projects

Action, Discussion: 2.1 **Mohinie Peters & Shaika Fiyazuddeen** (0223-2024) SBL # 64-1-1
173 Hill Top Road Monroe, NY

Applicant Representative:

Mohinie Peters & Shaika Flyazuddeen

Ms. Torre - lot line change that was approved in April. The applicant is seeking an extension of approval a 90 day period would bring you to January 11, 2025. Approval extension is granted from the original expiration date of October 2024. 2 90 day extensions would be April 11, 2025.

grant 2 90 extensions

topography required per the code limited amount of space by the lot line only

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to grant a period of 2 90 days extensions of approval until April 11, 2025.

Motion by Pat Shea, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Nay: None

Abstain: None

Action, Discussion: 2.2 **James Connolly** (0224-2024) SBL # 16-3-1 & 7-1-40 21 Forest Ave ,
Monroe, NY

Applicant Representative:

Jim Dillon

Ms. Torre - just need 1 90 day extension to get maps in and signed.

Mr. Arnott - have met all conditions

1 90 day period

January 11, 2025

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to
to extend the approval period for 90 days until January 11, 2025.

Motion by J Louis Rivera, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Nay: None

Abstain: None

Action, Discussion: 2.3 **Lands of Leva 2024 - Paul Leva** (0230-2024) SBL # 21-2-12 Crnr
Steven Ct & Rye Hill Rd, Monroe, NY

Applicant Representative:

Vince Pietrzak - Pietrzak and Pfau

Mr. Pietrzak - review of application

- last we met discussed cluster subdivision and that is what is before you this evening.

Mr. Arnott comments:

- applicant provided the cluster subdivision plan set

- in October you reviewed the conventional plan

- not sure if the applicant received Mr. Maldonado's determination on the conventional plan in
regards to the one house that is behind the existing dwelling, he has determined that is a rear

dwelling which is not allowed in the code

- majority within ridge preservation overlay and watershed protection overlay there are design guidelines in the code that the applicant has been asked for a narrative on how they address that on the subdivision plan
- extending the sewer - those improvements will require OCDPW and DEC approval
- the biggest issue on the plans is the existing roadway that phase 1 is constructed on is currently private as that dedication hasn't taken place yet
- the existing cul-de-sac extended a previous cul-de-sac and in the Town code there's length restrictions on Town roads that have a cul-de-sac without a second entrance. Currently the road exceeds that length by a significant margin. I believe the length is 500 feet that the code requires as a maximum and this is nearing 3,000 feet and that gets worse with four or five new accesses to that road.
- the applicant did provide a 12 foot wide emergency access down to Rye Hill Road question whether that meets the intent of the Town's road code and whether it needs to be to Town road specs to meet the 30 foot wide requirement and the construction of the roadway to that specification.
- I question whether or on that would need a variance from the Town Board since the condition is getting worse
- add bedrooms to each dwelling
- SWPPP is required
- grading shown on all the plans

Mr. Pietrzak comments:

- regarding the rear dwelling we will make the adjustments and resubmit for a yield count
- in regards to the dedication of the roadway that is being worked on. The Town did pave the cul-de-sac so they have taken over the responsibility
- if has to be meet town code will take off. We thought it would be helpful to have the emergency access because it is a dead end. We are not looking to improve that access.

Ms. Torre comments:

- as far as the cluster goes in order to evaluate the cluster you would need a conventional plan showing the maximum number of lots, the question of the rear dwelling
- the issue phase one approval that required a thru the Fini subdivision or out where the emergency access is shown on this plan directly connecting to Rye Hill Road
- this was required by SEQRA original approvals for the original subdivision. The original subdivision map had those two alternatives shown, although this is not technically phase 2 anymore it is treated as a new subdivision, because the phase approval has expired, that requirement is still relevant and needs to be addressed.
- we spoke about a consistency analysis or some way you propose to address that requirement
- need an EAF submitted to start the SEQRA process

Chairwoman Franson - proceeding forward next steps

- should this be forwarded to the highway superintendent or wait until after we come up with the yield first to even know how many lots
- and does it require a variance

Mr. Arnott -

- yes we need to figure out the yield, but we need to figure out the roadway improvements or the extent of the roadway improvements needed does it need to connect to Rye Hill or another roadway or can it remain a cul-de-sac

Continued discussion regarding the cul-de-sac regulations. If there are any provisions for waivers from the Highway Superintendent or the Town Board regarding the cul-de-sac length for the existing one which might be a moot point if you have to ultimately connect to Rye Hill or the Fini subdivision. Mr. Pietrzak states there is nothing running with the land other than the previous approval that says the road has to be connected through. Ms. Torre Yes, because adding the additional number of lots that was that SEQRA review is still relevant to this application unless you could submit studies and show why that shouldn't be required, but that's something that'll have to be submitted and addressed as part of the SEQRA review because that finding is still relevant to this application and it dealt with adding I think the cul-de-sac is connected to another cul-de-sac and there was even a few alternatives looked at about how to address this additional cul-de-sac but it was contemplated that during phase two there would be some direct connection. Although it's not phase two anymore it still is adding homes in that same area.

Mr. Pietrzak but how would that be a Prohibition on subdividing the land.

Ms. Torre - I'm not saying it would be a Prohibition I'm saying that requirement from the prior SEQRA dealing with this property needs to be addressed one way or the other so whether it's going to be complied with or whether you're going to demonstrate why it's not necessary and if a variance is needed. The variance is a separate issue and would be for the length of the cul-de-sac if it was to stay a cul-de-sac then the road specifications have a maximum length which isn't met and would need to see if it could be waved or a variance granted, it's not in the zoning code so it wouldn't be the ZBA but the Highway Superintendent or the Town Board would have to grant it.

Mr. Arnott - The length of the cul-de-sac is in question and it falls under the A63 is a Highway and A65 is a subdivision so it falls under the subdivision regulations.

Discussion on the cul-de-sac and the emergency road access continues to be discussed as well as the alternative road connections during Phase 2 which never was completed.

Mike Endrizzi 5 Belmont Drive - the cul-de-sac was only suppose to be temporary to get through phase 1 and for school buses. That is why it was never finished, they are now trying to push it through to not deal with the snow and the black topping. Phase 2 they were supposed to make a deal with Fini subdivision to connect through Fini Rd as a second way out there was concern if a there was a fire on Gene Dr or even the beginning of Stevens how everybody would get out and it was supposed to be Fini Road and then complete the part you are talking about now.

Chairwoman Franson - so you're saying if the emergency access and the extension didn't happen toward the Fini property or out then they were supposed to alternatively use that Stevens Court and do the loop.

Mr. Endrizzi - there was a deal made again we can get into it privately or whatever that they would not use Belmont Drive that and all of sudden what got me upset last time was because you kept saying we're just going to use Belmont an existing Road and you brought it up again tonight he agreed they're not going to improve that road is totally gone it's being washed away they don't want to repair it so that you can't keep bringing up Belmont and the Belmont should not even be considered in addition to that the Planning Board and I believe even the Town Board, but definitely the Planning Board that was when Mary Bingham was on even Ward went out there there was a whole group went out more than once and they realized I said you guys keep saying that site distance is good sit in my car that you're right it's very poor the way it angles this way instead of straight down and it's on a hill and a slope and that's the reason why they said they absolutely could not use it okay they were toying with the idea that maybe we could use it temporarily you know like only put a cable up and only maybe a fire truck then they realized it's no good the trucks can't get up they said that was no way.

Chairwoman Franson - we need to figure out from the highway superintendent and perhaps the Town Board what was intended here because if there's already a right-of-way on the property that goes back out to Stevens Court as an emergency access road extending through what's already a right-of-way. I know it affects the layout but that is something we are reviewing, but I think all of this should be first predicated on some discussions.

Mr. Arnott - its still only 1 out let that is over 500 feet

Discuss other options for connecting roads.

Ms. Torre - I'm looking at the the GEIS findings that were incorporated into the conditional approval resolution and it says that since 1965 there's been a paper street on file that's meant to connect Gene Drive and High Ridge Road as part of the development plan for the Leva

property this paper street could be constructed to town standards thereby providing an interconnection between the two existing roads that would be beneficial to local traffic patterns. The developer had offered to construct connecting roadway between Gene Drive and High Ridge Road however other alternatives analyzed by a site specific analysis proved to be preferable and those will be implemented instead and due to drainage concerns on High Ridge Road phase two of the plan Incorporated two acceptable through Road connection alternate Alternatives and those are the the ones we discussed the Fini or the Rye Hill.

Chairwoman Franson - so you could see the paper it would connect off of Stevens to Gene to hybrid or and interestingly this is showing up as a public Right-of-Way that goes up to this stem Boil's Court that's showing us a paper Road or a paper strip of some sort unless it's privately owned because it's not coming up it probably is Town of Monroe.

Applicant asking if he needs to go to the Town Board regarding adding additional lots at the end of the cul-de-sac. The 500 foot requirement is in the subdivision regulations so that is the Planning Board could issue a waiver, but would like input from the Town Board and the Highway Superintendent prior to issuing that waiver.

Mr. Arnott could you set up a meeting between you, Highway Superintendent, Mr. Pietrzak and Supervisor Cardone. We can't go further without understanding what the Town and Highway Superintendent believe are appropriate from an emergency perspective.

Figure out the access situation and then we can move forward.

3. Administrative

Action, Discussion: 3.1 **2025 Meeting Schedule**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the 2025 Planning Board meeting schedule.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Nay: None

Abstain: None

4. Minutes

Action, Discussion: 4.1 June 13, 2024

held over

Action, Discussion: 4.2 June 18, 2024

held over

Action, Discussion: 4.3 July 11, 2024

held over

Action, Discussion: 4.4 July 16, 2024

held over

Action, Discussion: 4.5 August 20, 2024

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the August 20, 2024 as amended this evening.

Motion by Chairperson - Bonnie Franson, second by Dylan Penn.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Nay: None

Abstain: None

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 this meeting.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn, J Louis Rivera

Nay: None

Abstain: None