

# Town of Monroe Planning Board Workshop Meeting MINUTES

— 12/13/2018

---

## Town of Monroe Planning Board Workshop Meeting (Thursday, December 13, 2018)

*Generated by Norinne McSweeney*

### **Members present**

Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight, Jason Czerwinski, Rich Troiano

### **Members Absent:**

Jeff Manson

### **1. Welcome**

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

### **2. Returning Projects**

Discussion: 2.1 **Gomez Country Court** - (0162-2018) SBL # 24-1-68.27

David Niemotko representative

no outside changes, only inside changes,

lot size and set backs still an issue

required to meet bulk standards

no public hearing will be held for accessory apartment this is a Type II Action

Ben Maldonado spoke saying this is a corner lot and must meet all bulk requirements, house has a c/o from when it was built under the old code, but now adding the accessory apartment it is required to meet all bulk table requirements

This is a corner lot so the property has 2 front yards bulk table needs to show that and back yard is N/A

this dwelling has been a single family home for more than 10 years so the 10 year requirement can be waived

This project needs to be referred to the ZBA for a lot coverage variance

Questions came up about the sanitary system meeting the requirements for the 5th bedroom

David needs to show that the sanitary system can withstand the additional bedroom

accessory apartment is going to be used for an elderly parent or relative

other requirements that the lot has been continuously occupied as a single family detached dwelling for at least ten years before filing for the application is that true house was built in 1995

which certificate of occupancy is this referring to the one from 1995 or the addition

Mike Donnelly will do a letter referring this project to the ZBA for necessary variances Action,  
Discussion: 2.2 **Kingsville Synagogue** - (0161-2018) SBL # 1-1-4.32

David Niemotko representing applicant  
reviewed and addressed all comments from last meeting  
increased landscaping, provided updated survey, confirmed parking spaces  
hoping to proceed to the County for the 239 referrals and the Public hearing

Mark Edsall reviewed his comments:  
agrees bulk table requirements have been met  
a new survey was completed which gives us a good base plane to reference  
the real hurdle is the 57.13 Q place of worship requirements  
the next few comments have a provision where the Planning Board can waive any non NY  
code requirements  
the board will need to decide where waivers are reasonable and appropriate :  
one is there has to be screening that screens the structure and parking from all adjacent  
properties by evergreens sufficient height in diameter to substantially eliminate noise and  
traffic with the screening not less than 25 foot  
parking requirements of the code are based on peak attendance should also have allowance  
for residential parking  
parking area on plans but there is no layout no spaces depicted and no indication of where  
you're developing how many spaces  
note asking for a waiver regarding fixed seating relative to the code  
the code requires that it be accessed via a major collector road in the Town of Monroe it is  
actually accessed from Kingsville Dr in the Village of South Blooming Grove not a major  
collector so that is another waiver that needs to be considered  
still needs separate narrative  
sanitary system it would be good to have a copy of the original design as a reference  
advised to get a signed certification as to the adequacy of the sanitary system  
chain link fence out front not clear how big gate is if there is a gate and if gate is big enough  
for emergency vehicle access  
Application will be forwarded onto South Blooming Grove if not already done so  
discussion regarding type of parking whether pavement or pavers  
Anything other than a single family special use the Planning Board also has architectural  
review authority over it so photos should be submitted, floor plans  
This project was determined to fall under gathering place special use permit 57-13J  
waivers under Q will not be required under J  
Requires GML review  
suggests coordinated review with South Blooming Grove  
DPW regarding curb cut

as a side note Bonnie mentioned that she is the Planning Consultant for South Blooming Grove she will recuse herself from anything with regard to this application in South Blooming Grove

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby declares to be Lead Agency for this project.

Motion by Chairwoman - Bonnie Franson, second by James McKnight.

Final Resolution: Motion Carries

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

Discussion: 2.3 **Sheri Torah School Pool** - (0166-2018) SBL # 2-1-21.2

John Queenan representing

Isaac Walter Sheri Torah representative

here regarding amended site plan for the Sheri Torah Scholl property for the construction of 2 swimming pools located in the southern portion of the site

previous meeting had to have a wetland boundary redelinated to make sure the new development wasn't encroaching upon that land

Ecological Solutions walked the area with the DEC to make a determination - property flagged with DEC present waiting for signature on this matter

concrete bollards have been added along the front for traffic protection

added fencing around with the gates

added a crosswalk to the school

Tuesday December 18th review a resolution

approval of plans from Department of Health

submit fence design Discussion: 2.4 **Meadow Hill Subdivision** -(Lake side) (0169-2018) SBL # 37-1-1

no show

Tracy Shul was present from Preservation Collective from Town of Chester

Tracy mentioned property adjacent to this property that this land was involved in a different subdivision that was withdrawn years ago

mentioned water concerns in that area 3. **Adjournment**

Action: 3.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby adjourns tonight's meeting at

8:55 pm

Motion by James McKnight, second by Jason Czerwinski.

Final Resolution: Motion Carries

Yea: Anthony Vaccaro, Lisa McQuade, Chairwoman - Bonnie Franson, James McKnight,  
Jason Czerwinski, Rich Troiano