

TOWN OF MONROE PLANNING BOARD WORKSHOP MEETING AUGUST 2, 2011

The Town of Monroe Planning Board held a joint meeting with the Monroe Town Board at the Planning Board workshop at 7:00 p.m. at the Monroe Senior Center, located at 101 Mine Road, Monroe, New York. Present at the meeting were Chairwoman Bingham, Members Finnerty, Cappola, Schwartz, Abrignani and O'Connell. Member Etzel was absent. Town Board Members present were Councilman Doles, Rogers, McQuade and Colon. Supervisor Leonard was absent. Consultants present were Attorney Donnelly and Engineer Denega

Local Laws

Scenic Views – Chairwoman Bingham opened the meeting with a pictorial of some views. The photographs started on Orange Turnpike starting at Second Street. Councilman Doles talked about the cutting down of trees on Orange Turnpike. There were concerns about the cutting. Councilman Rogers commented that the County Highway Superintendent wanted the roads clear. Councilman Doles questioned the jurisdiction. Attorney Donnelly commented that Monroe has no jurisdiction over the road, but the idea of the scenic view law is define what areas in Monroe can be seen on public highways that need to be protected. Define areas where those properties are that could impede the views and place a zoning classification that requires an assessment of whether or not the view shed could be damaged and what kind of mitigation measures to minimize that impact. Councilman Colon commented that opposite Arrow Park there is a stone ridge- almost impossible to build. Chairwoman Bingham commented that there is a beautiful stone ice house, (possibly historic). Councilman Rogers commented that by the ice house all land from Arrow Park up to the town park. This can be developed off the road to the ice house. Councilman Rogers suggested contacting Tuxedo.

They discussed the building of houses that blend in with the Forestry.

Green Building -Member Schwartz attended a seminar on National Green Building Residential Program. This is a program where developers and homebuilders are encouraged to follow the National Green Building standards to obtain certification at different levels. Depending on the level of certification, they get a seal to market their property as being a National Green home building in the hopes of selling their property as being environmentally sound.

There was some discussion with regard to green home building. The town should work on getting applicants to participate in this type of program.

Rain Gardens - The next issue was on rain gardens. Engineer Denega discussed how with regard to the stormwater regulations DEC is pushing for more practices with rain gardens, infiltration practices keeping the water on site. The issue we are having is that rain gardens are a shallow practice which is more of a decorative garden area. Eventually

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they will need maintenance. Member Finnerty is concerned about how these will be maintained. The Planning Board would like the Town Board to consider legislation on how to keep these rain gardens maintained.

Attorney Donnelly stated that there could be a recorded declaration to impose the obligation on the homeowner. The issue is who will enforce it. He commented that possibly if for every lot that has a rain garden, when there is a municipal search, the building inspector could send a letter to the owner that this property has a rain garden that must be maintained by the owner. Councilman Colon questioned if there may be a way for the assessor's office to send out a letter to the homeowner every couple of years.

There was more discussion and this is an issue to be worked on in the future.

Member Schwartz summarized the overall discussion and ideas; namely, (1) markers on the property, (2) restrictive covenants in the deed, (3) official notation in tax records, (4) easement to the town coupled with code revisions, provide for penalties if the property owner does not upkeep rain garden; (5) possible periodic inspections; (6) drainage district where appropriate; (7) possible tax incentives for people with property with rain gardens.

Harriman Business Park – Engineer Denega reported on proposed striping to Bailey Farm Road; With regard to maintenance issue and rock wall rehabilitation, the attorney for the applicant indicated that this work will be done soon.

Intergovernmental Immunity – Brief discussion regarding procedures to follow in regard to proposal by Kiryas Joel to build a park in the Town of Monroe. Attorney Donnelly and Attorney Chapman will confer on this matter.

Planning Board Billing Procedures – Discuss escrow shortfall problem.

A motion was made by Member Abrignani to go into executive session, seconded by Chairwoman Bingham. The motion was granted 6/0. The meeting then went into executive session.