

**TOWN OF MONROE PLANNING BOARD  
WORKSHOP MEETING FEBRUARY 2,2010**

The Town of Monroe Planning Board held a workshop meeting at 7:30 p.m. at the Monroe Senior Center, located at 101 Mine Road, Monroe, New York. Present at the meeting were Chairwoman Bingham, Members Finnerty, Etzel, Cappola and McWatters. Consultants present were Planner Dotson, Attorney Donnelly and Engineer Murphy.

**Bald Hill Estates – County Route 105, Tax 1-3-25.2&27.12** - Attorney Donnelly spoke a bit about Steve Gaba's presentation at the January 2010 meeting with regard to the stipulation of settlement in order for the lawsuit to be withdrawn the planning board must take two actions, one in February and one in March 2010. This month the board needs to grant preliminary approval (if they wish to comply with the stipulation) to what is known as alternate 3. This is not a new proposal. This was looked at about a year ago and he believes the planning board was near to approving alternate 3 when the town board withdrew the resolution allowing the extra density for the 138 units, the board then granted approval to alternate 2. We are now back to alternate 3. Mr. Donnelly used the original resolution for alternate 2 and has made changes in the conditions. Schedule A will be attached to this document which will be a listing of all of the outstanding items that will have to be satisfied prior to final approval.

Engineer Murphy explained that Alternate 3 was arrived at through the Supplemental Environmental Impact Statement (SEIS). The southerly entrance onto County Route 105 was eliminated and put in its place a connection to a future road which is the Larkin Drive extension which is part of a county master plan to create a service road running parallel to Route 17.

Member Finnerty stated that the Mombasha Fire Company wants a meeting with Bald Hill's engineer to review the Rosachi property emergency access. They need two exits in an emergency. Engineer Murphy stated that this was not a part of the alternate 3 plan. Part of the plan was to use the Larkin Drive extension on the Oliveri property plus a main entrance road that would come out across from Durant Drive which would be a signalized intersection, County Route 105 was going to be two lanes in each direction from Spring Street intersection to Larkin Drive intersection. This was based on the higher density plan which was 138 units in a 5 lot subdivision of which there are 3 light industry lots, a townhouse complex and lot 5 which was not completely finalized and had several variations. This plan went through a significant review and analysis during the FEIS. This was developed and after not being totally satisfied the applicant did an SEIS. That was the plan the planning board wanted to see executed. This plan includes central sewers, central municipal water system not depending upon wells to be developed on this site.

Member Finnerty is concerned about the applicant looking for a preliminary approval on plan 4. Attorney Donnelly explained that each resolution has to have a schedule A which is a list of what needs to be resolved on both plans 3 or 4. Both plans will be allowed to

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WORKSHOP MEETING FEBRUARY 2, 2010**

move forward under the stipulation. Engineer Murphy stated that alternate 3 is the plan that went through a significant review. Member Etzel stated that the applicant could not get the road.

Attorney Donnelly went over the specific conditions starting on page 8 of the resolution.

Member Etzel asked about lot 5 and why it is separate. Attorney Donnelly stated that originally it was going to be given to the town and then it was carved out as a separate lot and needs to be a separate lot as we do not want it to be part of the homeowners' association. The town board has a role in what they want to see happen in terms of restrictions. There was some discussion with regard to Lot 5. Member Etzel stated that something should be settled with lot 5 prior to final approval.

Attorney Donnelly stated that with regard to condition 12, by the time of the final resolution, the planning board must recite what are the public improvements, which includes items such as sidewalks, landscaping, etc. This is important because there are a lot of privately owned improvements that may be essential to the protection of the public safety, health and welfare and need to be appropriately bonded.

There was discussion with regard to a water tower and town access to it.

With regard to condition 18, the planning board would like to see the disclosure of commercial property across the street from the development.

The next conditions are offers of dedication. The finding from the EIS will be incorporated into the resolution.

Attorney Donnelly stated that Schedule A still needs to be finalized before final approval.

Member Cappola questioned the public hearing and which plans they were on. He questioned if we should have another public hearing. Attorney Donnelly stated that there cannot be another public hearing held if the board wants to adhere to the stipulation. If the board does not comply with the stipulation, the lawsuit will continue. The board could ask to extend the deadline date. Attorney Donnelly stated that the need for a public hearing is if there is a substantial change in the lot lines. Engineer Murphy stated that if the applicant goes with alternative 4, then they will have to hold a public hearing on the water taking permit which would be held by the DEC.

Engineer Murphy went over the changes in alternate 3 and alternate 4. The major change is that alternate 4 does not show a connection to a future extension of Larkin Drive. Part of this deal is that the applicant is making a contribution to the town to pursue the connection on their own or as part of the Orange County Department of Public Works

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WORKSHOP MEETING FEBRUARY 2, 2010**

process of developing that roadway. The other big change is wells instead of municipal water. They have to show they can get the water. There are also changes in the driveways.

**Hillside Scott Subdivision – Hillside and Scott Street , Tax Map 10-5-2,3,4**

Five lot subdivision went to ZBA came up with new plan. They have four wells that do not comply with setback distances. He's less than 200 ft from septic area where the well is downhill from the septic system. Engineer Murphy spoke to the engineer and he will comply with setbacks. Planner Dotson stated that the health department made a suggestion for him connecting to the central water supply across the street. Chairwoman Bingham believes that they would not want to get involved with that.

They are regrading and repaving Scott St. They have not accounted for any driveway cuts or sidewalks that come off of the lots across the street There may be a problem as people are parking there.

Applicant did well test on lot 2. Tom Cusack will be reviewing the well test reports. Planner Dotson stated that they did not disclose all problems with the wells. There are many issues that need to be resolved.

**Finis Subdivision - Berry Road and Rye Hill Road – Tax Map 31-1-25.42 & 27, 28**

Planner Dotson prepared a resolution for the 22 lots. The applicant stated they will comply with the Rye Hill GEIS findings even though they are not part of the study. There will have to be a decision made with regard to the sidewalk requirements. Planner Dotson reviewed the prepared resolution with the board. Engineer Murphy concerned about the 22 lot plan as he was concerned about some unresolved issues. This was discussed. Planner Dotson then went over the conditions.

**Shea Meadows Subdivision – Rye Hill Road – Tax Map 31-1-1.1** There are still some issues to be resolved before applicant gets Conditional Final Approval.

**Sheri Torah, Inc. Site Plan – Larkin Drive – Tax Map 2-1-21.2 & 29** - applicant coming in for the motzah bakery.

**Glenwood Site Plan** – Correction to resolution right of way changed to 50 ft. from 66ft.