

**TOWN OF OF MONROE PLANNING BOARD
REGULAR MEETING FEBRUARY 9, 2010**

The Town of Monroe Planning Board held its regular 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 Etzel, Cappola and McWatters. Member Finnerty was absent. Consultants present were Planner Dotson, Attorney Donnelly and Engineer Murphy.

Hillside-Scott Subdivision – Hillside and Scott Streets, Tax Map 10-5-2,3,4 – Applicant Keith Che

The well test was done and sent to engineer. There were tests done by Tom Cusack and there were problems with the water quality. He recommends the drilling of one to two additional test wells to further evaluate onsite water-quality issues.

Engineer Murphy stated that in the latest version of the plan the separation location does not meet the standards between the septic systems and the wells. There is a possibility of sewer to neighbors instead of septic.

Planner Dotson suggested as well as Orange County Health Department contacting the neighboring private water company.

Fini Subdivision – Berry Road and Rye Hill Road – Tax Map 31-1-25.42 & 27 & 28 – request preliminary approval – For the applicant Mark Siemers, Pietrzak & Pfau Engineering

Planner Dotson reviewed the Resolution of Conditional Preliminary Approval – there were some changes made to update the SEQR Findings with respect to the Leva Subdivision for a preferred connecting road alternative to Rye Hill Road corridor.

Also Engineer Murphy has a list of items with regard to the stormwater basin which have to be addressed.

Planner Dotson also talked about a tree and landscaping plan.

There was also some discussion with regard to sidewalks which will be on one side.

There are drainage issues whereas Mr. Fini and Mr. Leva were going to try to get together and build a large drainage basin. Mr. Siemers stated that he did not know at this time if a deal could be worked out between the two developers.

A motion was made by Member Etzel to accept the preliminary approval resolution, seconded by Member McWatters. The motion was granted 4/0. Member Finnerty was absent.

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Sheri Torah Inc. Site Plan – Larkin Drive – Tax Map 2-1-21.2 – For the applicant Jake Ferencz

Applicant is looking for site plan approval for a bakery and storage building.

The applicant stated that the playground will not be used on days the oven is used.

There is a litter control issue which needs to be addressed.

Mr. Ferencz stated that the wood is stored inside the building. The storage in the building will be tables, chairs, etc.

Tom Cusack should be contacted with regard to water testing from Health Dept.

A motion was made by Member Cappola to grant site plan approval of the written resolution providing escrow is in place at the March 2010 meeting, seconded by Member McWatters. The motion was granted 4/0. Member Finnerty was absent.

Bald Hill Subdivision – County Route 105, Tax Map 1-3-25.2 & 27.12 – request preliminary approval For the applicant George Lithco, Esq.

Attorney Donnelly went over Resolution of Approval (Schedule “A”) changes since February 2, 2010 meeting.

A motion was made by Member Etzel to accept preliminary approval for Alternate 3, Schedule A and B, amended as of 4:18 p.m. as presented to planning board on February 9, 2010 seconded by Member McWatters. The motion was granted 4/0. Member Finnerty was absent.

Discussion with regard to Alternate 4 included 30 ft side road, 20 ft sidewalk to building if need for setbacks will advise. Emergency access discussed.

Attorney Lithco has to speak to applicant with regard to road costs for Larkin Drive.

Administrative

A motion was made by Member Cappola to approve the minutes of the November 17, 2009 meeting, seconded by Member McWatters. The motion was granted 3/1. Chairwoman Bingham abstained. Member Finnerty was absent.