

**TOWN OF MONROE PLANNING BOARD  
REGULAR MEETING JANUARY 12, 2010**

The Town of Monroe Planning Board held a 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 Finnerty, Cappola and McWatters. Member Etzel arrived at 9:15 p.m.. Consultants present were Planner Dotson, Engineer Murphy and Attorney Donnelly.

**Glenwood Site Plan – Route 17- Tax Map 1-2-10.21 – for the applicant Kirk Rother, Engineer and the applicant Simon Gelb**

Mr. Rother stated that there were changes made to the traffic control on Forest Street discussed at the December 2009 meeting. There was discussion about moving the three way intersection which has been added to the plan to show full stop signs and stop lines on Forest Street and notes were added to sheet #1 and were overseen by the highway superintendent. Chairwoman Bingham asked about the fencing issue and pool. Mr. Rother stated there will be a block enclosure for the dumpster and vinyl fencing around the pool. Mr. Rother handed out a landscaping plan at this time. Engineer Murphy questioned whether the sidewalks have to be 20ft wide, could there be plantings there. Planner Dotson stated there could be trees. Engineer Murphy questioned where the front doorway is. Mr. Rother stated that on the front of the rendering, it is in the middle. The plantings could be in the front of the building.

There was a question with regard to the height requirement in the LI zoning district. Planner Dotson checked the code and it is 50ft.

Chairwoman Bingham asked about the roads to be reviewed by the highway superintendent. Mr. Rother stated that he met with Mr. Montanye, Mr. Finnerty and Mr. Murphy and there has been a lot of discussion with regard to reconstruction of Forest Avenue and Forest Street. (See sheet #12 notes on plan). The grades are not being changed. Mr. Montanye has the final word. Member Finnerty stated that there was the feeling that the applicant could get approval up to and including what is on the plan. Member Finnerty asked about the student population. There should no more than 625 students. There may be an amendment. The applicant must send in annual reports of student enrollment to building inspector. Member Cappola asked about the monitoring of septic systems. Mr. Rother stated that this is a Health Department or DEC issue. The building inspector to do annual check of septic field area. Member Cappola also concerned with children coming out of school. Member Finnerty requested Cliff Berchtold (Director of Transportation MW School District) look at exit where children come out of building.

With regard to the landscape plan, Planner Dotson concerned about the planting sugar maple trees as they do not do well because of the salt in the winter. There should be different trees.

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Mr. Rother discussed an offer of dedication to strip along Forest Street 25ft. This will be discussed in the future.

A motion to issue a negative declaration was made by Member McWatters, seconded by Member Cappola. The motion was granted 4/0. Member Etzel was absent.

A motion was made to approve the conditional site plan resolution by Member Finnerty, seconded by Member McWatters. The motion was passed 4/0. Member Etzel was absent.

**Vintage Vista Subdivision-Tax Map 1-2-2&9 – For the applicant Kirk Rother, Engineer**

They have an Interim Developer's Agreement (IDA) for Phase I. A drainage and water district have been created and phase I has been cleared. They need DEC for sewer and Health Dept. approval. They need creation of water district. The applicant is requesting an IDA for phase II. Mr. Rother will arrive at an amount for bond and fee schedule.

Engineer Murphy needs information documented by a letter from Mr. Rother on work done from phase I IDA. He will look at scope of cost estimate. Suggest applicant come back in February with letter documentation.

**Raywood Cemetery – Raywood Drive, Tax Map 43-3-7, 43-3-8, 43-3-9 – For the applicant Mark Siemers, Petrzak & Pfau Engineering**

Mr. Siemers discussed the concern about the phasing plan and the logistic of finishing the plan. He worked with Engineer Murphy and Planner Dotson to address the concerns. Planner Dotson has prepared a resolution. She stated that the plan has significantly improved now that there are two phases. She wants to change the landscaping in asking for a variety in planting; lighting fixtures to dark sky compliance. Her concern is drainage through the wall coming down the slope. The houses are to come down, well closed in phase I. Chairwoman Bingham stated that the signage should be in multiple languages regarding non potable water. There are markers added to the plan to orient the setback line where the end of the burials will go; soil stockpile to be shifted. The negative declaration talks about the big issues, soils, slopes, blasting. The blasting must comply with town requirements. There are no concerns for toxins.

Member Cappola asked how deep the deepest rock bed is. Engineer Murphy stated about 10ft.

Planner Dotson stated there would be about 25 truck trips per day for about two months avoiding disturbance on Jewish holidays.

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Member Cappola concerned about drainage in main road. Mr. Siemers stated that there is really no impervious area. Engineer Murphy stated that there is about 100 ft between road entrances and catch basin. There is very limited area for water and two catch basins. Mr. Siemers stated they are adding better soil. Member Cappola concerned about heavy storms. Planner Dotson stated that the wall will help.

A motion was made by Member McWatters to adopt a negative declaration, seconded by Member Finnerty. The motion was granted 4/0.

A motion was made to accept the resolution of approval subject to the approval of the highway superintendent if additional catch basins are needed on Raywood Drive by Member Finnerty seconded by Member McWatters. The motion was approved 4/0.

**Polak Subdivision – Berry Road and Rye Hill Road – Tax Map 31-1-18.31, 19.2 & 29; Fini Subdivision – Rye Hill Road - Tax Map 31-1-25.42, 27 & 28 – For the applicant Mark Siemers, Petrzak & Pfau Engineering**

Chairman Finnerty stated that it was recommended that the retention ponds be taken out of the Fini property and put on other side. The developers have to make arrangements between themselves. Mr. Siemers stated that since the public hearing last year, they have found that both projects have been in discussion with regard to the detention ponds. There is a problem with the volume of water in the pond which holds 3 million gallons. This would put them into DEC dam permit. This becomes a much harder sell for the applicants to work together and combine the ponds. The plans have developed a design on their own to stand alone. He wants the 22 lot design to go to preliminary approval so the project can move through the various agencies. If the issues of the ponds can be worked out and the other issues in HDR comment letter can be addressed, they would then pursue it.

Engineer Murphy asked if they could ask for DEC for jurisdictional configuration. Mr. Siemers does not want to lose any more time. That is why he is asking for 22 lot preliminary and if the issues work out then they would come back and request the 24 lot. Member McWatters asked about the discharge. Mr. Siemers stated that it would discharge under Rye Hill Road and not on Polak property. Member McWatters questions where the water is going. It is going presently on the property of the Rye Hill Estates, so that applicant will have to deal with the water and drainage issue when they come back to the board. Mr. Siemers stated that that is where the water is going now.

(Member Etzel arrived at 9:15 p.m.)

There was some discussion with regard to the water issue and Rye Hill Estates.

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A motion was made to prepare preliminary approval resolutions for Fini Subdivision by Member Etzel, seconded by Member Finnerty. The motion was granted 5/0.

**Henry Farms Subdivision (Highview) – Lakes Road, Tax Map 29-1-29.52 – For the applicant Mark Siemers, Petrzak & Pfau**

Mr. Siemers stated that they are preparing the answers to the public hearing. They are also waiting for the well testing plan. They are waiving the 62 day decision requirement from the public hearing. The planning board wants results of the wells test before they grant preliminary approval. Engineer Murphy will write a letter to the health department.

A motion was made by Member Etzel to request Engineer Murphy send a letter to the Orange County Health Department, seconded by Member Cappola. The motion was granted 4/1. Member McWatters voted no.

**Quick Chek Site Plan –Route 17M and Orchard Drive – Tax Map 25-1-14.1 – For the applicant Jeff Martells and Bob Valerio**

Mr. Vallerio expressed his appreciation to the planning board over the last couple of years.

Mr. Martell stated that they are agreeable to the aesthetics of the basin on the northern side of site. In reviewing the draft resolution, they are agreeable to the conditions and the two changes related to the plan the double striping on the parking spaces, relocation of the air and vacuum from north side to south side. There will be a right in, right out access restriction.

With regard to architecture there will be brick columns on both canopies as well as brick on the side of the building (kneewall).

Mr. Martell stated that they agree with the condition to allow the town historian to document the Raso house.

With regard to the water, the applicant will go before the town board. Member Finnerty stated that with regard to the applicant's discussions regarding water with the town board that there is no benefit to anyone in the district other than Quick Chek.

Chairwoman Bingham questioned potential traffic mitigation. (See page 9 of Conditioned Approval Resolution). It is up to the Department of Traffic to install a signal. There will be a traffic signal warrant analysis performed approximately twelve months after the opening of the facility.

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Member Cappola concerned about lighting. Planner Dotson stated that the light is fully shielded.

The applicant is willing to lower the lights from 18ft to 14ft with the shields.

A motion was made by Member Etzel to grant site plan approval and a special permit, seconded by Member McWatters. The motion was granted 5/0.

**Shea Meadows Subdivision – Rye Hill Road – Tax Map 31-1-1.1 – For the applicant Gerry Zimmerman, Engineer and Richard Croughan, Esq.**

The applicant is requesting conditional final approval. Mr. Croughan stated that the project was at conditional final and as the project was in litigation with the estate of Mr. Coviello, the applicant returned to preliminary approval. Member Finnerty also stated that there were water issues that also needed to be resolved.

Mr. Zimmerman stated that the water main extension plan was approved by the Town and Village of Monroe.

Engineer Murphy stated that the items listed from the village can be worked in the developer's agreement. He stated that the applicant still has a few items to be resolved. He referred to his letter of March 2008.

A motion was made by Member Etzel to have the conditional final approval prepared for the regular planning board meeting in February, 2010, seconded by Member McWatters. The motion was granted 4/1. (Chairwoman Bingham abstained)

**Administrative**

A motion was made by Member Cappola to approve the minutes from the October 13, 2009 and November 7, 2009 meetings, seconded by Member McWatters. The motion was granted 4/0. (Chairwoman Bingham abstained).