

**TOWN OF MONROE PLANNING BOARD
REGULAR MEETING MARCH 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 10950. Present at the meeting were Chairman Bingham, Members Finnerty, Etzel, Cappola and McWatters. Consultants present were Planner Dotson, Attorney Donnelly and Engineer Murphy.

Ridge Top Subdivision – Hilltop Road – Tax Map 24-1-1,2,3,54 – Request for Conditional Final Approval – For the applicant James Sweeney, Esq.

Mr. Sweeney is requesting conditional final approval. They will fulfill all the conditions from the January 2008 resolution. Planner Dotson believes that the planning board needs an update as to where this application is with regard to SEQRA determination about some improvements being planned for Hoffliss water district. What is the status? Mr. Sweeney stated that this is a condition that the Town Board needs to finalize. Chairwoman Bingham wants to check with the Town Board.

Engineer Murphy stated for next month – a set of signed subdivision plans by the health department, signed water main extension plans, signed sewer main extension plans, complete SWPPP, all of the approval letters and specifications that go along with sewer and water. Moving forward - right of ways and easements, developer's agreement and construction cost estimate.

A motion was made by Member Etzel to extend the preliminary approval to May 11, 2010, seconded by Member McWatters. The motion was granted 4/1. Member Cappola abstained.

Lands of Schwartz & Horowitz – Mercury Avenue, Tax Map 29-1-26.32 – initial appearance – no application – For the applicant Mark Siemers, Petrzak & Pfau Engineering

Mr. Siemers submitted a preliminary sketch phase. They are proposing an extension off of Mercury Avenue, ending in a cul de sac approximately 750 ft., 13 proposed lots, existing dwelling on site; goal to create front three lots, build 300 ft of roadway. In phase 2 demolish existing dwelling and rest of project built out. They are requesting cul de sac length waiver on top of 750 ft. proposed 200 ft of Mercury Avenue.

Planner Dotson stated that there is a potential connection to Carol Drive Extension (Sandra Lane). Member Finnerty concerned about long extension of cul de sac. Planner Dotson stated that the comprehensive plan does look to make connections. This is an issue to be discussed. Mr. Siemers asked to what point would this project be responsible for this roadway extension. Engineer Murphy stated that this is part of a larger development extension to existing right of way. The developer has to look at this issue. There is also a concern with the wetlands.

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Sheri Torah Inc. Site Plan – Matzoh Bakery – Larkin Drive – Tax Map 31-1-25.42&27&28. For the applicant Mark Siemers, Petrzak & Pfau Engineers
Resolution reviewed. Planner Dotson stated that with regard to the temporary girl's school everything was removed from the plan. We have not heard from Tom Cusack. Have a letter from Department of Health. Mr. Siemers agrees to route fence around grease trap. Sheri Torah agrees to restrict access with signs and/or gate to prevent cut-through traffic on Ivy Lane until such time as anyone successfully asserts right of use and access. Litter control subject to code Chapter 28. Applicant will satisfy concerns of Engineer Murphy' memo.

A motion was made by Member Cappola to adopt the resolution of approval, seconded by Member McWatters. The motion was granted 5/0.

Raywood Cemetery – Raywood Drive – For the applicant Mark Siemers, Petrzak & Pfau Engineering

Mr. Siemers stated that the plan revisions were made and drainage taken care of. The merger of three tax map parcels-two were closed on; one has not been closed on. Planner Dotson stated they could start work at their own risk. Cannot work on third lot.

Motion made by Member Finnerty to deem resolution amended so as to allow site work to begin work on the two lots currently in the applicant's ownership at its own risk with merger remaining a condition of the resolution, seconded by McWatters. The motion was granted 4/1 abstention (Member Etzel).

Belmonte Subdivision – For the applicant Mark Siemers, Petrzak & Pfau Engineering

The applicant is abandoning the ZBA variance. He is back with a two lot proposal. Main goal is to be able to subdivide out the existing dwelling. One of the big questions is the location of the well for proposed lot 2. They want to put well down front to test easily. Planner Dotson concern about possible building where it is located. Engineer Murphy concerned about well drilling. Tom Cusack should be contacted about the well tests. Chairwoman Bingham concerned about sewer line, proposed culvert. Mr. Siemers will provide sewer service profile. Engineer Murphy also requested justification for the size of culvert. They will need permit from Orange County Department of Public Works (OCDPW).

The wetlands were delineated; they need wetland permit from Town Board.

Harriman Business Park Site Plan – For the applicant Susan Sasson

Applicant showed floor plan of building which will house Dollar Tree and Party City. The parking lot is laid out on new plan; Mr. Thakkar showed new stores and change in configuration – utilities, grading, site plans and turnaround.

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Member Finnerty wants a change in Item 11 of the resolution as he is convinced that Bailey Farm Road will not become a two way street. Planner Dotson and Engineer Murphy stated that this is a carry over from the previous resolution. Planner Dotson stated that as the applicant is not at 90 percent of the retail space, the survey is not applicable at this time.

Engineer Murphy talked about the gate that was originally only put up for constructive purpose which has not been taken down. This sparked some discussion which Attorney Donnelly stated that it is up to the Town of Monroe and Village of Harriman to resolve. The planning board requested Attorney Donnelly write a letter to the Town Board with regard to this issue.

The resolution was reviewed. A motion was made to approve resolution of amended site plan approval made by Member Etzel, seconded by Member Cappola. The motion was granted 5/0.

Walton Terrace Estates – Walton Terrace, Tax Map 7-1-35.3, 35.4 & 96 – For the applicant James Sweeney, Esq. and John Atzl of Atzel Scatassia & Ziegler This is a new application. Mr. Sweeney stated that this property is in the Moodna sewer district. It is a less dense zone SR15. He is checking out the 1965 zoning map with regard to the depth. He believes there is a 500 ft bump out. Member Finnerty asked if this owner was in the district as many owners opted out of this sewer district. Engineer Murphy stated that this property is in the sewer district and showed the map. Mr. Sweeney would like a letter of reference to the Zoning Board of Approval for a 280A variance for private road. They have a proposed road. They plan on using a parcel of land for a retention basin which will solve the stormwater problems that exist along Walton Terrace. They plan on removing the cul de sac and build extension to Walton Terrace. They are looking for cul de sac waiver.

Engineer Murphy concerned about 1600 foot long cul de sac with potential roads but nothing constructed yet.

Planner Dotson concerned about inconsistencies with future road A not getting built; complying with comprehensive plan.

At this time applicant would like to be referred to the ZBA.

Shea Meadows Subdivision – Rye Hill Road – Tax Map 31-1-1.1 – For the applicant James Sweeney, Esq and Gerry Zimmerman, Engineer

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The applicant is requesting conditional final approval. They have a potential purchaser for the property.

The applicant needs an Interim Developers Agreement. Engineer Murphy stated that the agreement needs to have special provision as to how they are going to face project in terms of building the Village of Monroe's water mains through the site. Applicant must go to the Village of Monroe to have them relinquish title to the easement across the property.

Planner Dotson will prepare final resolution for April meeting.

Bald Hill Subdivision - County Route 105, Tax Map 1-3-25.2 and 27.12 For the applicant George Lithco, Esq.

Mr. Lithco stated that with regard to the applicant proposing to construct the emergency access driveway at 15ft wide, it is still being reviewed but the applicant is amenable to it.

Planner Dotson and Attorney Donnelly reviewed the revised version of resolution for Alternate 3 .

A motion to accept the resolution of approval for Alternate 3 as modified with Schedule A and B was made by Member Finnerty, seconded by Member Etzel. The motion was granted 5/0.

Planner Dotson and Attorney Donnelly reviewed the revised version of resolution for Alternate 4.

A motion to accept the resolution of approval for Alternate 4 as modified with Schedule A and B was made by Member Finnerty, seconded by Member Etzel. The motion was granted 5/0.

Administrative

A motion was made by Member Finnerty to accept the minutes of December 8, 2009 seconded by Member Etzel. The motion was granted 4/1 abstention (Chairwoman Bingham abstained).