

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
JUNE 13, 2016  
MINUTES**

**PRESENT:** Chairman Parise, Members Cocks, Karlich, DeAngelis, Building Inspector Cocks, Attorney Levinson, Engineer Queenan

**ABSENT:** Member Graziano

Chairman Parise opened the meeting at 7:00 p.m. with the Pledge of Allegiance to the flag. An announcement was made regarding the location of fire exits.

**PUBLIC HEARING:**

**1. 603 Stage Road – 4 Lot Subdivision – (219-3-7)**

**Present:** Ross Winglovitz, P.E. Nicholas Osenni, Engineering & Surveying Properties, PC; Phil Evans, Lanwin-Olympia

Chairman Parise read the Public Hearing notice dated 5/16/16 into the record and acknowledged receipt of the proof of mailings from the applicant. Chairman Parise informed the applicant that there was one board member absent therefore if any voting were to occur; in order to pass it would require a majority vote. Engineer Winglovitz described the project as a minor 4 lot subdivision on a 2.8 acre parcel in the SR20 Zoning District located at the intersection of Rye Hill Road and Stage Road. There is an existing house which will remain on a lot which will be approximately 20,000 square feet; another lot of 20,000 square feet and two lots of 33,000 square feet each will contain a proposed new single family dwelling each. A portion of the property lies within a public right of way on Stage Road and Rye Hill Road and this portion will be dedicated to the Village. All lots will be serviced by public water and sewer, including sewer hook up for the existing home. Drainage from the site will flow to the south down Rye Hill Road. There are no wetlands on site and this has been confirmed by the DEC. Driveways will be located as far from the intersection as possible to allow for safe site distance. Chairman Parise asked if the applicant brought renderings of the homes. Mr. Evans did not bring any but referenced their website, [forestridgehomesny.com](http://forestridgehomesny.com), where all models are available for viewing. Chairman Parise opened the matter to the public.

Eric Goldin – 605 Stage Road – Mr. Goldin stated the reason he chose to move to his property is because of all of the greenery, the view of the golf course, and the wetlands and is concerned the green area will be disturbed. Mr. Goldin is also concerned with speed on Rye Hill Road. Mr. Goldin has lost his mailbox a number of times due to speeding cars. Mr. Goldin stated the police are conducting a study on this road due to speeding, and feels that adding more houses onto a street that already has problems

with traffic and speed, with children living in the area and no sidewalks, is not a good idea. Mr. Goldin does not want to see the area clear cut, and would be disappointed to see the existing house go away and more contemporary homes built which would change the character of the neighborhood. Mr. Goldin added he is concerned that with this development he will now be able to see other houses and he does not want that.

George Carney – 609 Stage Road – Mr. Carney concurs with Mr. Goldin on all of his points. Mr. Carney asked what the square footage of the homes would be. Mr. Evans responded the homes would be between 2100 – 2600 square feet each. Each lot will be sold individually. Mr. Evans offers 8 different models with 15 different elevations for buyers to choose from. Mr. Carney stated that there is a varied group of critters that live in the wooded area. There is a bear, a bobcat, deer, eagles, turtles, coyote, all of which will be uprooted by development. Engineer Winglovitz responded that the DEC conducted a review for endangered species on the site and the only species that came up was the bats. The specific trees marked for the bats have been noted and procedures will be followed regarding those trees. No other endangered species were identified. Mr. Evans added that there will not be any clear cutting of trees, the only trees to be removed will be the ones absolutely necessary to build the house.

Robert Young – Village of Monroe – Mr. Young doesn't understand how the DEC can say there is only bats in the area because he has in writing that there are bears in the area too. Mr. Young has been told that area is the bears home and there is nothing we can do about it, so how can they not tell a new house nothing about the bear. Engineer Winglovitz stated DEC only targets endangered species. Mr. Young added there are also turkeys and the area is considered a bird sanctuary too. Engineer Winglovitz responded that the area Mr. Young is referring to for the bird sanctuary is farther south down Rye Hill Road than this project is. Engineer Winglovitz pointed out that the houses to be built on Rye Hill Road are only 100-150 feet behind the existing house. At the southern edge of this property is a large strip of undeveloped land owned by the Overlook Estates Homeowners Association which will remain green, and then the bird sanctuary area is south of that. Mr. Young asked if there was rock and would there be blasting to clear for building. Engineer Winglovitz stated they performed tests and no rock outcrops were identified however rock still may be there. It does not appear blasting will be needed but there is a slight chance they may need to but will not know until they begin. The Village requires a blasting permit so everything would be done in accordance with Village regulations. Mr. Young is concerned with feeling the blasting through his house as he's already feeling the results of blasting from other projects farther away.

Donna Young – Overlook Estates – Ms. Young asked if this development would impact Rye Hill Road with more flooding. Rye Hill Road already floods very badly all the time and the road is frequently closed. Ms. Young feels adding more homes and cutting more trees will only make the flooding problem worse. Engineer Winglovitz stated that all drainage and storm water has been reviewed by Village Engineer and DPW and have found no significant impacts. Ms. Young asked if the existing house would be

knocked down. Mr. Evans stated the existing house will remain. The present owner of the entire property lives in the house and intends to stay.

Eric Goldin asked if additional drainage is being installed to accommodate for the added water. Engineer Winglovitz stated yes there is additional drainage proposed.

There were no further questions from the public.

Member DeAngelis felt that all of the animals in the area should be considered even if they aren't endangered species. Chairman Parise stated the animals and their dens or nests could be located and marked. Member DeAngelis felt not only the safety of the animals should be considered but also the safety of the residents in the area. Member Cocks noted that there is a lot of open land going in the other direction where the animals could safely go. Engineer Winglovitz stated that the development is very close to the existing house and does not think they are going into the area where the bear and other animals are most likely living. Member DeAngelis felt someone should explore the area and note where these habitats are. Engineer Winglovitz agreed to have their biologist visit the site and identify where the species are. Engineer Winglovitz requested permission to enter the wooded area through Mr. Young's property, which was given by Mr. Young. Member DeAngelis was also concerned with the style of housing and would like to see the new houses to be compatible with the existing house that is on the property. The renderings on the website show modern houses which Member DeAngelis does not feel match the existing house. Mr. Evans stated the house styles are traditional, not modern. Chairman Parise had concerns with drainage and driveway locations and the board has yet to hear from DPW Superintendent Smith regarding these issues.

On a motion made by Member DeAngelis and seconded by Member Karlich, it was unanimously **Resolved, that the Public Hearing for Lanwin/603 Stage Road 4 Lot Subdivision be continued to the next regular meeting of the Planning Board of July 11, 2016.**

### **REGULAR MEETING:**

#### **1. 603 Stage Road – 4 Lot Subdivision – (219-3-7)**

**Present:** Ross Winglovitz, P.E. Nicholas Osenni, Engineering & Surveying Properties, PC; Phil Evans, Lanwin-Olympia

Engineer Queenan reviewed the outstanding engineering issues. Engineer Queenan stated DPW Superintendent Smith has some concerns about the drainage in this area and was going to email his comments but has not yet done so. Basically his concerns involved ponding water in the area of Rye Hill Road and where the driveways are proposed and was looking to possibly having the driveways regraded or shifted to divert the water. Chairman Parise stated that drainage has been an issue in this area for a long time, and even though some improvements recently from the Prestwick subdivision and the Reynolds Road work helped, it is still an issue. Engineer Queenan added that

the sewer easement noted on the plan should reflect 25'; drainage needs to be addressed; and since there is an abundance of trees on this site the issue of street trees should be discussed. There may not be a need to plant street trees if some of the existing trees are to remain, and if so these trees should be identified on the map. Chairman Parise added that the maximum square footage of each house must be noted on the map.

2. **Panzarella/Gilbert Street – Retaining Wall/Field Change – (203-3-1)**  
**Present:** No Appearance

Chairman Parise stated the board observed the presentation at the workshop for the type of material and color of the stone for the proposed retaining walls along Gilbert Street due to the improvements.

On a Motion made by Member DeAngelis and seconded by Member Karlich it was unanimously **Resolved that the Planning Board types this application as an unlisted action, and issues a negative declaration under SEQRA.**

On a Motion made by Member Cocks and seconded by Member Karlich it was unanimously **Resolved that the Planning Board approve the Field Change to the Gilbert Street Improvement Plan for the Versa-Lok, standard finish, Hickory Blend block to be used for the retaining walls shown on a drawing by Esposito & Associates entitled Off-site Mitigation Panzarella Residence and dated 4/8/16 to be used for all properties along Gilbert Street effected by the Gilbert Street improvements.**

**APPROVAL OF MINUTES**

On a motion made by Member DeAngelis and seconded by Member Karlich, it was Resolved **that the Minutes of the May 11, 2016 meeting be approved.**

On a motion made by Member Cocks and seconded by Member Karlich, it was Resolved **that the Minutes of the May 16, 2016 meeting be approved.**

**ADJOURNMENT**

On a motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 7:45 p.m.

