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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

Local Referring Board: Town of Monroe Planning Board

Applicant: Alejandro Bevacqua

Project Name: Bevacqua Subdivision

Proposed Action: Minor Subdivision to create two lots from one existing parcel; all existing development located on one proposed parcel

Reason for County Review: Within 500 feet of County Route 71 (Harriman Heights Rd)

Date of Full Statement: July 26, 2018

Referral ID #: MOT 03-18N

Tax Map #: 24-2-33

Local File #: 0163-2018

Comments:

The Department has received the above referenced minor subdivision and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Stormwater Management: Proposed Parcel 2, the undeveloped one of the two proposed parcels, contains both wetlands under the jurisdiction of the New York State Department of Environmental Conservation and land within the 100-year floodplain as designated by the Federal Emergency Management Agency. The applicant shows what appears to be an existing drainage infiltration trench on proposed Parcel 2. We advise the applicant to encourage infiltration of stormwater runoff as much as possible, both from the existing development on proposed Parcel 1 and the proposed residential development on Parcel 2. This could include additional bioretention areas onsite, planting the infiltration trench with appropriate water-retaining plants, and other measures.

County Recommendation: Local Determination

Date: August 17, 2018

Prepared by: Megan Tennermann, AICP, Planner



David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.

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