

**VILLAGE OF MONROE PLANNING BOARD
REGULAR MEETING
FEBURARY 22, 2016
MINUTES**

PRESENT: Chairman Parise, Members Cocks, DeAngelis, Karlich, Graziano, Engineer O'Rourke, Attorney Levinson, Building Inspector Cocks

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.

1. Bridges at Lake Parc – Site Plan – (211-1-1)

Present: No appearance

Chairman Parise noted the Full EAF has been received from the applicant. Chairman Parise noted a correction to be made on page 13 regarding proximity to a scenic or aesthetic resource. The applicant checked no, however Goosepond State Park is less than 5 miles from the project site therefore the box should be checked yes. Member DeAngelis requested more time to be able to review the EAF. Chairman Parise added that at the workshop the engineer for the applicant outlined where they are in the process. They are waiting for permits from the ACOE, landscaping and lighting plans need to be done, and OC DOH needs to be applied to for sewers. The Board felt that at this stage they could declare their intent to be Lead Agency. Attorney Levinson commented that this the second time around for SEQRA as this was done 8 years ago, but since the applicant is starting over they will need to provide updates on all studies done and a new public hearing will be required.

On a Motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that the Planning Board declare its intent to be Lead Agency for Bridges at Lake Parc Site Plan.**

2. 577 Route 17M – Conditional Use Renewal – (220-5-16.1)

Present: Shulem Brach, Property Manager

Chairman Parise noted that the applicant has been maintaining the site and the site is in full compliance. Chairman Parise thanked the applicant for his efforts to maintain the site. Member DeAngelis added that she visited the site and saw 5 Star Construction Company was located on the site. Member DeAngelis stated that in the minutes it was indicated a note was to be added to the map that the buildings at the back of the site were not to be used and if they were to be used that the applicant was to return to the Planning Board. Member DeAngelis stated that 5 Star Construction was using the buildings at the rear of the site and Member DeAngelis felt those buildings could not be used without coming back to the Planning Board. The Planning Board reminded Member DeAngelis that the applicant did in fact return to the Planning Board 2-3 years

ago with an amended site plan which included the use of the rear buildings. Member DeAngelis added that she did not recall seeing 5 Star Construction listed on the site plan. Attorney Levinson reminded Member DeAngelis that specific users or businesses are not listed on site plans, only specific uses are listed. Any user or business can operate on a site provided they comply with the approved use of the site.

On a Motion made by Member Cocks and seconded by Member Karlich, it was unanimously **Resolved, that the Conditional Use Permit for 577 Route 17M be renewed for a period of one year until the regular meeting of February 2017 at which time the applicant must reappear before the Planning Board for review.**

APPROVAL OF MINUTES

Due to an issue with the cloud, the approval of the January minutes will be tabled until the next regular meeting.

ADJOURNMENT

On a motion made by Member DeAngelis and seconded by Member Cocks it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 7:20 p.m.