

**VILLAGE OF MONROE PLANNING BOARD
REGULAR MEETING
SEPTEMBER 17, 2018
MINUTES**

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

ABSENT: Member Karlich

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. 104 Elm Street – Conditional Use Renewal – (207-2-8)

Present: Michael Sandor, PE, MJS Engineering;
John Cappello, Esq. Jacobowitz & Gubits

Chairman Parise noted that no one from the public was present. Chairman Parise noted that there were comments from the public from the opening of the public hearing last month and the board looked into these comments and are ready to address them tonight. One comment made by both Ms. Rao and Ms. Walsh was that they had contacted the police numerous times because of supposedly unruly and disruptive behavior by the applicant. Secretary Proulx contacted the Monroe PD and requested a blotter of all calls within the last year for this property. Chairman Parise read the entries from the blotter. There were 8 total calls. The first three calls were all traffic stops involving vehicles registered to this address, but the traffic stops were on other streets and not at the site, therefore do not apply to this. Of the remaining 5 calls, 4 were for commercial alarm and one was for a medical emergency. There are absolutely no calls to the Monroe PD from any neighbor regarding any of the supposed issues raised at the August public hearing. Ms. Rao and Ms. Walsh stated at the public hearing that they have called the police many times, but the police blotter does not support the representation made by Ms. Rao or Ms. Walsh. The neighbor, Jason, stated garbage was in back of the building. Building Inspector Cocks visited the site and found scaffolding stored behind the building and added that there is an 8' solid fence which screens the back yard from view. This too does not substantiate Jason's claim. Ms. Rao stated there were parties at the site and disturbances at the site for which the police were called, but again there is nothing to confirm these representations. Chairman Parise stated he visited the site the night before and found the site clean, neat and saw no issue. Member DeAngelis added that she too drove by and found the site in compliance, but added that the applicant needs to continuously maintain the shrubs. Member Cocks also drove by the site and found it to be neat and orderly. Chairman Parise continued through the points brought up by the public. Ms. Rao

complained of construction being done on the second floor. Building Inspector Cocks visited the site and the applicant did some light reconfiguration, sheetrock and some electrical work on the second floor all without permits. The applicant has since filed for permits and the inspection process is underway. Chairman Parise continued that Ms. Rao did not understand why the applicant needed more parking. Building Inspector Cocks stated that every time he is at the site it is a very busy site and vehicles are parking in the center alley way which would block the area for trucks to back in. The added spaces will allow the center alley way to remain clear for truck deliveries. Chairman Parise stated that all items raised by the public at the last meeting have been addressed or found to be unsubstantiated, and was perplexed as to why nobody bothered to show up tonight.

On a motion made by Member Cocks and seconded by Member DeAngelis, it was unanimously **Resolved, that the Public Hearing for 104 Elm Street Conditional Use Renewal and Amended Site Plan be closed.**

REGULAR MEETING:

Chairman Parise advised the applicants that there were only three members present, therefore any decisions must be by majority vote, and informed the applicants that they had the right to request an adjournment until a fully constituted board was present.

On a motion made by Chairman Parise and seconded by Member Cocks, it was unanimously **Resolved, that the agenda items be reversed.**

1. **112 Forest 2 Lot Subdivision – (204-3-1.1)**
Present: Mark Siemers, Pietrzack & Pfau

Engineer O'Rourke stated that all engineering issues have been satisfied.

On a Motion made by Member Cocks and seconded by Member DeAngelis 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 DeAngelis, it was unanimously **Resolved, that the Planning Board grant subdivision approval for the 112 Forest Avenue 2 lot Subdivision last revised 8/29/2018 conditioned upon; all fees, bonding and administrative actions are paid; and subject to a final review by Lanc & Tully prior to signature.**

2. **104 Elm Street – Conditional Use Renewal – (207-2-8)**

Present: Michael Sandor, PE, MJS Engineering;
John Cappello, Esq. Jacobowitz & Gubits;
Joel Moskowitz, Mayer Goldberg, Uprise Improvements

Chairman Parise suggested that a letter be written to the Village Board requesting that “no loading or unloading” and “no parking” signs be placed on the street so that the police can monitor any issues that come up. Building Inspector Cocks added that the signs should be for the entire length of Elm Street, not just in front of this building, as there are many businesses on Elm Street which have parking issues and receive truck deliveries. Chairman Parise added that he was further perplexed by the neighbors’ complaints about this property only, when most of the business properties along Elm Street, especially the one directly across from Ms. Rao, are in much worse condition than this property. It’s disturbing that this is the only site the neighbors complain about when there are other businesses on the same street which get no complaints. Engineer O’Rourke added that the board received County Planning comments but none were binding.

On a Motion made by Member Cocks and seconded by Member DeAngelis 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 DeAngelis it was unanimously **Resolved that the Planning Board grant approval for 104 Elm Street Amended Site Plan last revised 8/23/2018 subject to final review by Engineer O’Rourke; and subject to all conditions and notes on the plans; and all fees, bonding and administrative actions are paid.**

On a Motion made by Member Cocks and seconded by Member DeAngelis, it was unanimously **Resolved, that the Special Use Permit for 104 Elm Street is issued for a period of 6 months, or until the regular meeting of March 2018, at which time the applicant must reappear before the Planning Board for review.**

APPROVAL OF MINUTES

On a motion made by Member DeAngelis and seconded by Member Cocks, it was Resolved **that the Minutes of the July 16, 2018 meeting be approved.**

On a motion made by Member DeAngelis and seconded by Member Cocks, it was unanimously **Resolved that the Minutes of the August 13, 2018 meeting be approved.**

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 7:30 p.m.