

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
NOVEMBER 19, 2018  
MINUTES**

**PRESENT:** Chairman Parise, Members DeAngelis, Karlich, Boucher

**ABSENT:** Member 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.

**PUBLIC HEARING:**

1. **16 Reynolds Rd. – 2 Lot Subdivision – (231-1-2)**

**Present:** Steve Dolson, PE

Chairman Parise requested the proof of mailings. Engineer Dolson stated he is covering for Engineer Morgante and was informed the mailings were sent in. Secretary Proulx stated the mailings have not been received. Attorney Levinson stated that due to the fact that the mailings were not submitted the public hearing will have to be kept open. Chairman Parise read the public hearing notice in the record. Chairman Parise notified the applicant that there was one member absent and that the applicant had the option to adjourn the public hearing until a fully constituted board was present. Engineer Dolson stated he would proceed. Engineer Dolson described the project as a small 2 lot subdivision with an existing house fronting on Reynolds road. The project is to subdivide the lot into two lots and build a new single family house which would front onto Rye Hill Road. Engineer Dolson stated there are wetlands on the property and DEC approval has been received to be allowed to permit the building. There is existing sewer on site and there will be a pump station across the street on Rye Hill Road. There was no one present from the public.

On a motion made by Member DeAngelis and seconded by Member Karlich, due to the fact the proof of mailings were not submitted it was unanimously **Resolved, that the Public Hearing for 16 Reynolds Road 2 Lot Subdivision be continued to December 17, 2019.**

**REGULAR MEETING:**

1. **16 Reynolds Rd. – 2 Lot Subdivision – (231-1-2)**

**Present:** Steve Dolson, PE

Engineer O'Rourke stated no resubmission was made since the last submission, therefore the same comments from his 9/28/18 review are still outstanding. Chairman Parise would like to see the proposed building envelope as well as the property lines

marked out, as it's difficult to visualize where the house is going to sit on the property. The board agreed that would be helpful and requested that the Planning Board Secretary be notified once the building envelope and property lines were staked so that the board can visit the site.

**2. 310 Schunnemunk St. – 2 Lot Subdivision – (202-1-7.2)**

**Present:** No appearance

On a Motion made by Member DeAngelis and seconded by Member Karlich it is unanimously **Resolved that the Planning Board declares itself Lead Agency for the application of 310 Schunnemunk St. 2 Lot Subdivision.**

On a Motion made by Member Karlich and seconded by Member DeAngelis it was unanimously **Resolved that the Planning Board forward plans for 310 Schunnemunk St. 2 Lot Subdivision to Orange County Department of Planning for 239 referral.**

On a Motion made by Member Karlich and seconded by Member DeAngelis it is unanimously **Resolved that a Public Hearing be set for 310 Schunnemunk St. 2 Lot Subdivision on Monday, December 17, 2018, on or about 7:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

**3. Review of Draft Local Law #7 FAR**

Chairman Parise stated that a draft letter to the village board was with the planning board's review of the proposed Local Law #7 FAR has been distributed to the planning board. The planning board felt the letter was consistent with the discussion at the 11/14/18 work session and outlined the issues and concerns the planning board had with regard to the proposed local law. The planning board unanimously agreed to authorize the letter to be sent to the village board.

**4. Review of Draft Local Law for Adaptive Reuse of Buildings Listed on the National and State Registers of Historic Places as a Special Use Permit.**

The planning board all received the draft letter to the village board outlining the issues discussed at the 11/14/18 work session. Chairman Parise had some additional concerns. One major issue was that the proposed local law contradicted the terms of the comprehensive plan with regard to senior housing, multi family housing, and preserving established neighborhoods. The village board will have to amend the comprehensive plan before they can amend the zoning code with this local law. Section H1.2.1 in the comprehensive plan discusses senior and multi family housing very well, as does our zoning code. The terms in the comprehensive plan and the terms in the local law are not consistent. One of the main issues in the comprehensive plan addresses certain accommodations for seniors, such as making senior housing accessible such as with elevators, specific types of parking, one level living, accommodations for seniors who are disabled, accommodations for married senior

couples, sidewalks, and what happens when the facility is no longer adequate for seniors, or the facility loses its licensing, what happens when the location needs to revert back to something else. The comprehensive plan also suggested this housing be located in the CB and GB districts to allow walkability and accessibility for seniors. Projects for senior housing have been addressed by the planning board in the past which have been far removed from the downtown and found not feasible. It was also agreed that the zoning as written did not give direction to the planning board as to how to review and enforce these uses in zones where they are not normally permitted. Member DeAngelis felt the planning board should schedule a workshop with the village board to discuss the issues. Chairman Parise understood Member DeAngelis' thoughts; however the village board should have consulted with the planning board, zoning board, building department and village consultants who are versed in land use prior to drafting any laws. Instead the village board acted alone and crafted a law that contradicts the master plan and contradicts the existing zoning. Attorney Levinson added that typically local laws are derived after consultation with the local boards, department and consultants. Member DeAngelis agrees the law is all over the place. The board as a whole agreed that the law as written should not be adopted. The planning board voiced their frustration with a law drafted without any consideration or understanding on how the local boards operate. Chairman Parise added that the zoning code was rewritten to eliminate vagueness and contradictions. This new local law is like bringing the old, bad zoning code back. The planning board all reviewed the draft letter, agreed that the law as written should not be passed, any zoning changes must reflect the comprehensive plan, and have authorized the chairman to send the review letter to the village board. Tim Mitts requested to speak. Chairman Parise informed Mr. Mitts that this was not a public hearing, this was a discussion of the planning board to report to the village board. Public comment is held at village board meetings and he is welcome to attend the village board meeting on 11/20/18 and comment there. There is no public comment at a planning board meeting if it is not part of a formal, scheduled, public hearing.

### **APPROVAL OF 2019 CALENDAR**

On a Motion made by Member Karlich and seconded by Member DeAngelis it was unanimously **Resolved that the Village of Monroe Planning Board Calendar for the year 2019 be adopted.**

### **APPROVAL OF MINUTES**

The planning board agreed to table the approval of the minutes until all board members are present.

### **ADJOURNMENT**

On a motion made by Member DeAngelis and seconded by Member Karlich it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 7:35 p.m.