

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
JANUARY 14, 2019  
MINUTES**

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

**PUBLIC HEARING:**

1. **16 Reynolds Rd. – 2 Lot Subdivision – (231-1-2)**  
**No Appearance**

Chairman Parise acknowledged receipt of an email from Engineer Morgante indicating that he would be receiving a Notice of Complete Application from NYSDEC. Once the Notice was received, Engineer Morgante will be publishing it in the newspaper, therefore a continuation of the public hearing is required.

On a motion made by Member DeAngelis and seconded by Member Boucher, in order to allow time for the publication of the DEC notice it was unanimously **Resolved, that the Public Hearing for 16 Reynolds Road 2 Lot Subdivision be continued to February 18, 2019.**

**REGULAR MEETING:**

1. **16 Reynolds Rd. – 2 Lot Subdivision – (231-1-2)**  
**No appearance**

Chairman Parise reiterated that the public hearing will be continued to February to allow for time for the Notice of Complete Application from NYSDEC to be published In the newspaper.

2. **310 Schunnemunk St. – 2 Lot Subdivision – (202-1-7.2)**  
**Present:** Larry Torro, PE, Civil Tech Engineering

Chairman Parise noted that there has been no response from the Town of Monroe, despite being given ample time to respond.

On a Motion made by Member Cocks and seconded by Member Boucher 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 waives the advisory comments from Orange County 239 review.**

On a Motion made by Member Cocks and seconded by Member DeAngelis, it was unanimously **Resolved, that the Planning Board grant preliminary subdivision approval for the 319 Schunnemunk Street 2 lot Subdivision last revised 11/29/2018 conditioned upon receiving a sewer main extension from DEC; and a cost estimate from the applicant to be reviewed by the village engineer and accepted by the Village Board.**

3. **81 Gilbert St. – Two Family House – Site Plan – (203-6-37)**  
**No appearance**

On a Motion made by Member Cocks and seconded by Member Karlich it is unanimously **Resolved that the Planning Board declares itself Lead Agency for the application of 81 Gilbert St. Two Family House.**

On a Motion made by Chairman Parise and seconded by Member Karlich it is unanimously **Resolved that a Public Hearing be set for 81 Gilbert St. Two Family House on Monday, February 25, 2019, on or about 7:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY conditioned upon receiving renderings and updated plans for review at the February 20, 2019 workshop.**

4. **43 Freeland – Site Plan – (214-1-62)**  
**Present:** Larry Torro, PE, Civil Tech Engineering

Engineer Torro stated he spoke with the applicant regarding trail access. Mr. Mann indicated that the neighborhood which would be using this property would be walking from Half Hollow neighborhood and utilization of the Heritage Trail would be beneficial for them to walk. Member DeAngelis asked who would be responsible for clearing the snow from the trail because people need a safe place to walk. Member Cocks stated he walks the trail year round and it is plowed in snow. Building Inspector Cocks stated that sidewalks aren't always necessarily cleared as that responsibility lies with each individual property owner. Chairman Parise wanted confirmation that the members would only be coming from the Half Hollow neighborhood. If there would be members walking from a different area, then sidewalks would still need to be added. The board was in favor of utilizing the Heritage trail for pedestrian access but it may not be the only pedestrian solution. Chairman Parise added that utilizing the Heritage Trail and sidewalk connectivity was all a part of the comprehensive plan.

On a Motion made by Member Cocks and seconded by Member Boucher it is unanimously **Resolved that the Planning Board declares itself Lead Agency for the application of 43 Freeland Street Site Plan.**

### **APPROVAL OF MINUTES**

On a motion made by Member Karlich and seconded by Member Cocks, it was unanimously **Resolved that the Minutes of the December 12, 2018 meeting be approved.**

On a motion made by Member Boucher and seconded by Member Karlich, it was unanimously **Resolved that the Minutes of the December 17, 2018 meeting be approved.**

### **ADJOURNMENT**

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