

**VILLAGE OF MONROE PLANNING BOARD
REGULAR MEETING
MARCH 14, 2011
MINUTES**

PRESENT: Chairman Parise, Members DeAngelis,
Syrianos, Niemotko

ABSENT: Member Cocks, Engineer O'Rourke, Attorney Levinson

Chairman Parise opened the meeting at 8:00 p.m. with the Pledge of Allegiance to the flag. An announcement was made regarding the location of fire exits.

1. Freeman's Auto Body (Stage Rd) – Amended Site Plan – 213-1-30, 31

Present: Duane Freeman

Chairman Parise acknowledged receipt of a revised amended site plan updated 3/10/11 adding note 18 regarding dumpsters, and adjusting the tree height from 6' to 8'. Chairman Parise informed Mr. Freeman that according to the Village Zoning Code §200-50A only one side per wall facing a road is permitted and he has three signs facing one road. Chairman Parise questioned if Mr. Freeman had been contacted by Jay Wilkins, Building Inspector, who was supposed to notify Mr. Freeman that he would need to apply to the ZBA for a variance. Mr. Freeman had not been contacted and was unaware of the sign issue. Mr. Freeman stated he went to Building Inspector Wilkins before he put up the signs and Building Inspector Wilkins sent him to the AARB who approved his signs. Chairman Parise apologized but stated the AARB had no jurisdiction to approve three signs and only the ZBA could allow that. Chairman Parise stated a conditional approval could be granted to allow time for Mr. Freeman to apply to the ZBA for the sign issue. Mr. Freeman stated he is upset at the whole process as he went to the Building Inspector at the very beginning before he moved and asked what was needed to be done to move to the new location and he was told all he needed was a permit for a fence he wanted to put up, but because it was a permitted use he was good to go. Three weeks after moving in he was hit with violations that he needed an amended site plan. He's been before the Planning Board, who actually sent him to the ZBA for an interpretation and if he had known would have dealt with the sign issue at the same time. When Mr. Freeman wanted to install his signs he returned to the Building Department and Building Inspector Wilkins sent him to the AARB, but never said anything about the ZBA. Once he received approval from the AARB a permit was issued. Mr. Freeman is not happy with the way things have been handled and feels there should be one person who can review a file and discuss all the requirements needed at the beginning instead of having it drag out for months and months and keep costing more money. Chairman Parise informed Mr. Freeman that the Planning Board

would contact the Village Board and attempt to have the fees waived for the ZBA appearance.

On a Motion made by Member Niemotko and seconded by Member Syrianos it was unanimously **Resolved that the Amended Site Plan for Freeman's Auto Service dated 3/10/2011 is hereby approved upon condition that the applicant apply to the ZBA for a variance to resolve the signage issue within 6 months, or until 9/10/2011; all violations are cleared up on the site; and all fees, bonding and administrative actions are paid, and the amended site plan is reviewed and approved by the village engineer before the chairman signs the plan.**

2. **Crystal Run Healthcare – Site Plan – (238-1-1)**
No appearance

On a Motion made by Member Syrianos and seconded by Member DeAngelis it was unanimously **Resolved that the Planning Board forward plans to Orange County Planning for 239 referral.**

APPROVAL OF MINUTES

On a Motion made by Member Niemotko and seconded by Member DeAngelis it was **Resolved that the Minutes of the February 14, 2011 meeting be approved.**

ADJOURNMENT

On a motion made by Member DeAngelis and seconded by Member Syrianos it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 8:15 p.m.