

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
SEPTEMBER 10, 2012  
MINUTES**

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

**ABSENT:** Members Syrianos and Niemotko

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. 577 Route 17M – Site Plan – (220-5-16.1)**

**Present:** John Loch, AFR Engineering; Shulem Brach, Applicant

Attorney Levinson pointed out that there was only 3 members of the Board present therefore any approvals at this meeting have to be unanimous. Engineer Loch stated he discussed the sign with his client and they have decided to use the existing sign and the details will be added to the plan. The sign will not be illuminated and will have only the address on it of 577 Route 17M.

On a Motion made by Member Cocks and seconded by Member DeAngelis it is unanimously **Resolved that the Planning Board declare itself Lead Agency for 577 Route 17M Site Plan; and that the plans be forwarded to Orange County Planning for 239 referral.**

On a Motion made by Member Cocks and seconded by Member DeAngelis it is unanimously **Resolved that a Public Hearing be set for 577 Route 17M on Monday, October 15, 2012, on or about 8:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

**2. Jakes Wayback Burgers – Conditional Use – (201-3-12)**

**Present:** Don Atlas, Applicant

Chairman Parise stated that the Board received a revised site plan this evening with a letter dated 9/10/12. Chairman Parise suggested combining notes 11 and 4 together as they deal with similar issues. Attorney Levinson commented on certain language changes to be made. Note #4 the word tenant needs to be plural. The zoning legend needs to indicate both what is required and what exists. Mr. Atlas stated he was still working out issues of the sign details but will provide the information once it's obtained.

On a Motion made by Member Cocks and seconded by Member DeAngelis it is unanimously **Resolved that the Planning Board declare itself Lead Agency for Jakes Wayback Burgers Site Plan; and that the plans be forwarded to Orange County Planning for 239 referral.**

On a Motion made by Member Cocks and seconded by Member DeAngelis it is unanimously **Resolved that a Public Hearing be set for Jakes Wayback Burgers on Monday, October 15, 2012, on or about 8:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

### **APPROVAL OF MINUTES**

On a motion made by Member Cocks and seconded by Member DeAngelis, it was Resolved **that the minutes of the August 13, 2012 meeting be tabled until the October 15, 2012 meeting due to the absence of Members Syrianos and Niemotko.**

### **ADJOURNMENT**

On a motion made by Member Cocks and seconded by Member DeAngelis it was unanimously **Resolved that there being no further business, the Meeting be adjourned.** The meeting was adjourned at 8:08 p.m.