

**VILLAGE OF MONROE PLANNING BOARD
REGULAR MEETING
FEBRUARY 9, 2015
MINUTES**

PRESENT: Chairman Parise, Members Cocks, DeAngelis, Graziano, Convers
Building Inspector Cocks, 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. Chairman Parise noted that Member Convers was filling in for Member Karlich.

1. Smith Farm (Gilbert Street) – Site Plan - (203-1-1.1 & 1.2)
Present: Mark Siemers, Pietrzak & Pfau

Chairman Parise stated that based on discussions held at the February workshop, Building Inspector Cocks will accompany the applicant to mark, cut and drop the three trees indicated on the submitted plan, in order to avoid any issues with the Indiana Bat. Chairman Parise further added that a letter will be sent to the Town of Monroe Planning Board informing them of what is being done, and inviting them to have their Building Inspector contact Building Inspector Cocks and join them, if the Town was interested in doing that. Chairman Parise stated that Attorney Levinson spoke with the applicant's Attorney who is handling the HOA and informed him that the HOA needs to be complete prior to final approval. All conditions in the HOA must be incorporated in the final approval, but final approval will not be conditioned on the HOA. Engineer Siemers stated the two attorneys will work out the details regarding the HOA.

On a Motion made by Member Cocks and seconded by Member Graziano it was unanimously **Resolved that the Planning Board grant approval for the cutting of 3 trees outlined on the Smith Farm Subdivision Phase 1 Tree Plan dated 2/9/15 which are located in the Village and defined as Tree #1, Tree #4 and Tree #5. The 3 trees are to be cut, dropped and left on site. No roots are to be dug up, no removal of any trees from the site is to occur, and no soil disturbance and no stumping is permitted. Furthermore, a site work permit will be required for the cutting of these trees, and Building Inspector James Cocks is to accompany the applicant to the site to mark the 3 trees to be cut. It is further Resolved that the Smith Farm Subdivision Phase 1 Tree Plan dated 2/9/15 is hereby made a part of the Minutes, Subdivision and Site Plan for Smith Farm.**

2. Crystal Run Healthcare – Site Plan (238-1-1)

Chairman Parise explained that due to the snow storm that is hitting upstate NY the applicant was not able to attend the meeting, however Chairman Parise spoke with Rich

Rosen from Columbia Development who brought him up to date on the project. Mr. Rosen explained that the project is definitely moving forward and that they are interested in clearing trees before the deadline due to the Indiana Bat so as not to delay the project for another year. Chairman Parise noted that the applicant has an approved site plan therefore as long as they apply for a permit they can clear the trees. Coordination will be through Building Inspector Cocks for this project. The Planning Board is in agreement with taking the trees down prior to the March deadline as to not hold up the project, and understands that any modification to the project will be presented to the Board as an amended site plan in the future.

3. 347 North Main Street (Cosovic) – 2 Family Conversion – (201-5-1)

Chairman Parise explained that when the Conditional Use Permit was originally approved the renewal date was for one year, which has expired. However, the building is still under construction and nobody is living in the house at this time therefore, the Board needs to amend the approval to read “one year from the issuance of the Certificate of Occupancy”, in order to have the two family house functioning for a year so the Board has something to review.

On a Motion made by Member Cocks and seconded by Member Graziano, it was unanimously **Resolved, that a Conditional Use Permit for 347 North Main Street (Cosovic) 2 Family Conversion is issued for a period of one year following the issuance of the Certificate of Occupancy at which time the applicant must reappear before the Planning Board for review.**

APPROVAL OF MINUTES

On a motion made by Member Cocks and seconded by Member Graziano, it was Resolved **that the Minutes of the January 7, 2015 meeting be approved.**

On a motion made by Member Convers and seconded by Member Cocks, it was Resolved **that the Minutes of the January 12, 2015 meeting be approved.**

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 7:25 p.m.