



VILLAGE OF MONROE PLANNING BOARD  
CONDITIONAL USE PERMIT

Permit No.: 2015-01

Effective Date:

Expiration Date:

THIS CERTIFIES that, in accordance with §200-59, §200-60 and §200-86B of the Code of the Village of Monroe, a Conditional Use Permit is hereby issued by the Planning Board of the Village of Monroe, Orange County, NY for the following:

Conditional Use: **Residential to Commercial Conversion**

Applicant: **Joel Moskowitz, 104 Elm, LLC  
22 Fillmore Court  
Monroe, NY 10950**

Property Owner  
(If different from Applicant): **Joel Moskowitz, 104 Elm, LLC  
22 Fillmore Court  
Monroe, NY 10950**

Property Address: **104 Elm Street, Monroe, NY**

Section/Lot/Block: **207-8-2**

Conditions:

1. The Property shall be used for commercial purposes only.
2. Hours of Operation. The site shall be open to the public Monday – Friday 7:00 a.m. – 6:00 p.m. Office work, and occasional supply pick up by employees shall be permitted to occur on weekends.
3. Tractor trailers shall back into the driveway to offload all deliveries. Tractor trailers shall not park on, stand, block, or interfere with traffic on Elm Street.
4. All materials shall be stored inside the commercial storage building on the site. No outside storage of materials shall be permitted.

5. Property Maintenance. The premises shall be maintained at all times in a clean, safe, sanitary and orderly condition. This includes the exterior of the buildings as well as the grounds, including landscaping, sidewalks, driveways, snow removal, signs and the policing of litter. All landscaping shall be maintained in perpetuity.

Date: \_\_\_\_\_, 2018

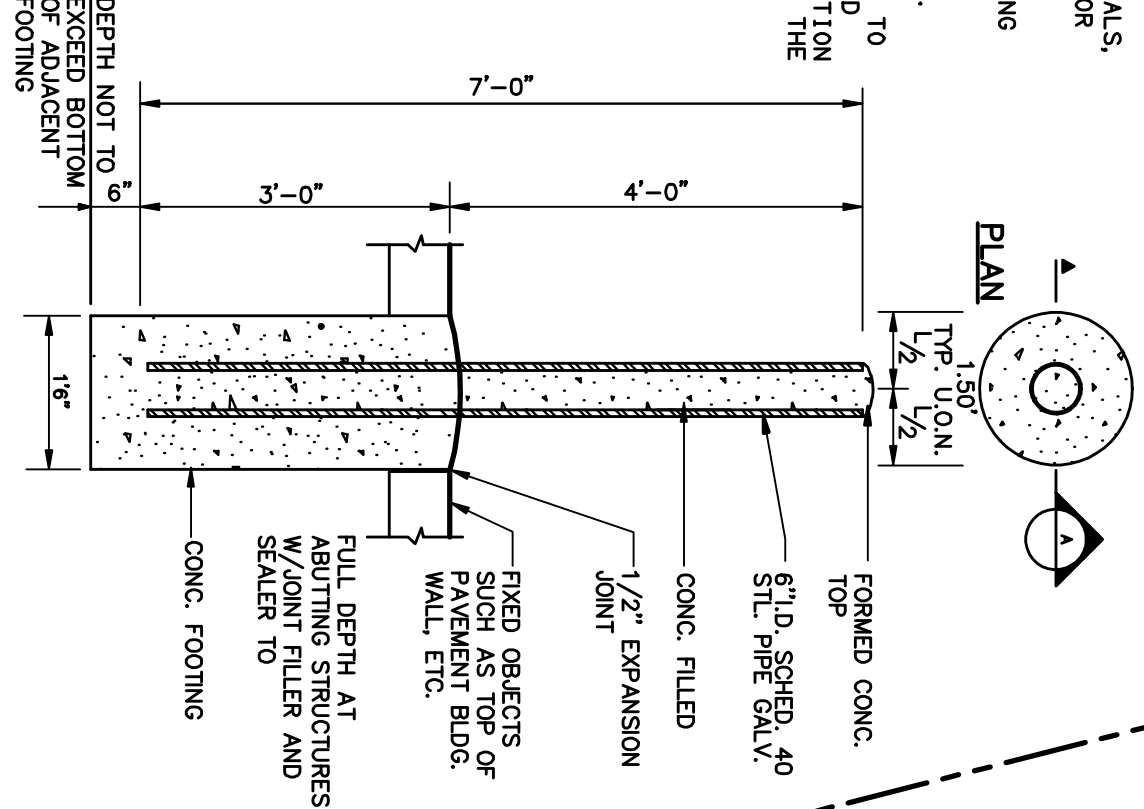
\_\_\_\_\_  
GARY PARISE, CHAIRMAN

**PLEASE BE ADVISED** this permit shall expire and become null and void at the time when such conditional use is discontinued or abandoned for a period of 1 year, or the expiration date stated in the granting of the conditional use expires, whichever comes first.

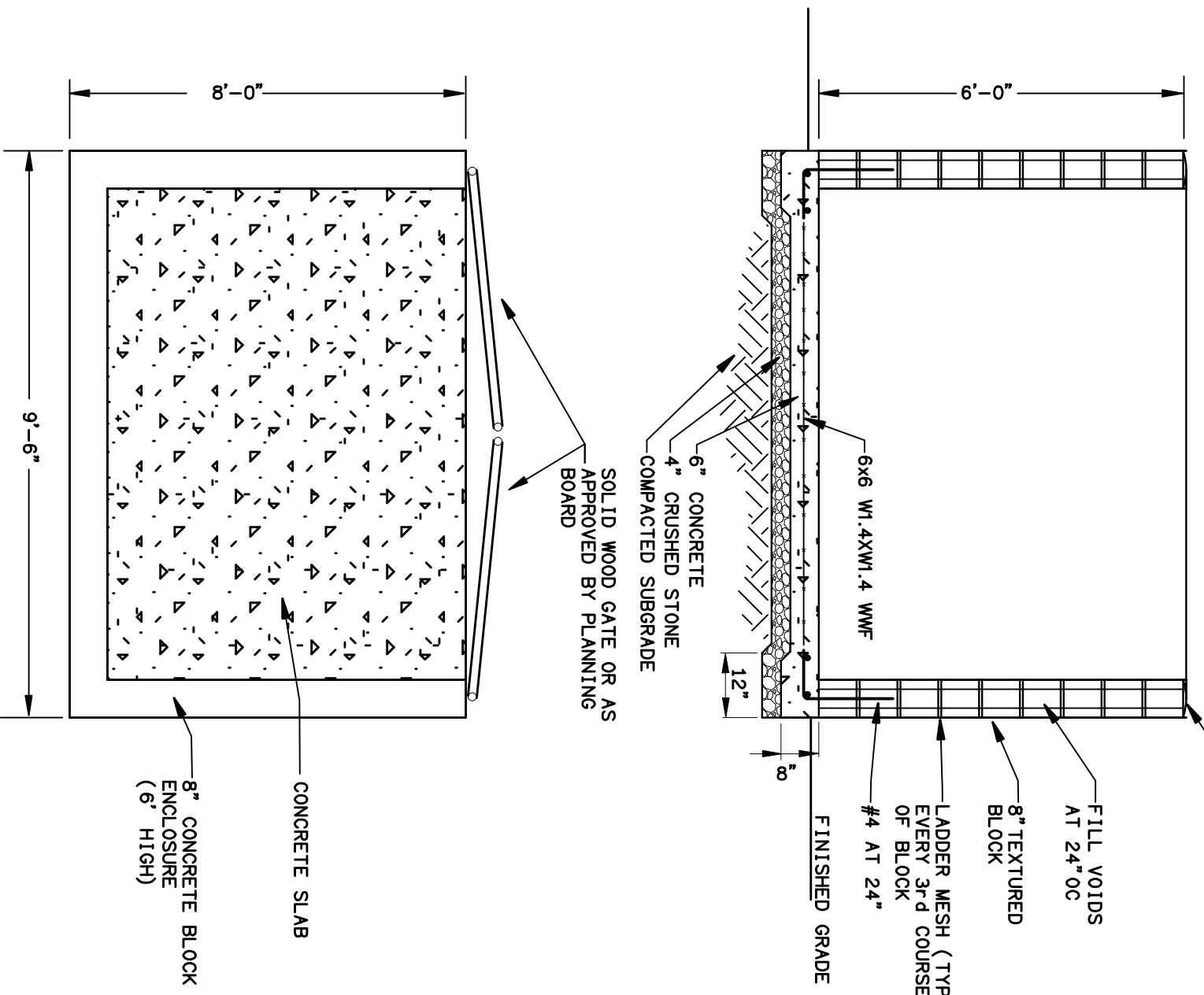
This permit shall also become null and void if a building permit to effectuate such use or development, if required, is not obtained within six months of the date the site plan for the project is signed by the Planning Board Chairperson.

SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE.

OFFSETS SHOWN ARE CORRECT BUT SHOULD NOT BE USED AS A BASIS FOR THE ERECTION OF FENCES OR OTHER STRUCTURES. SUBJECT TO UNDERGROUND UTILITIES NOT SHOWN AND ASSUMED TO BE ACCORDING TO THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS AND PROFESSIONAL SURVEYORS. ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS. THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS. ONLY COPIES FROM THE ORIGINAL TRACING SURVEY SHALL BE CONSIDERED VALID. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.



**BOLLARD**  
SECTION A  
SCALE: 1" = 1'



**CONCRETE DUMPSTER PAD & CONCRETE BLOCK ENCLOSURE**  
SCALE: 3/8"=1'-0"

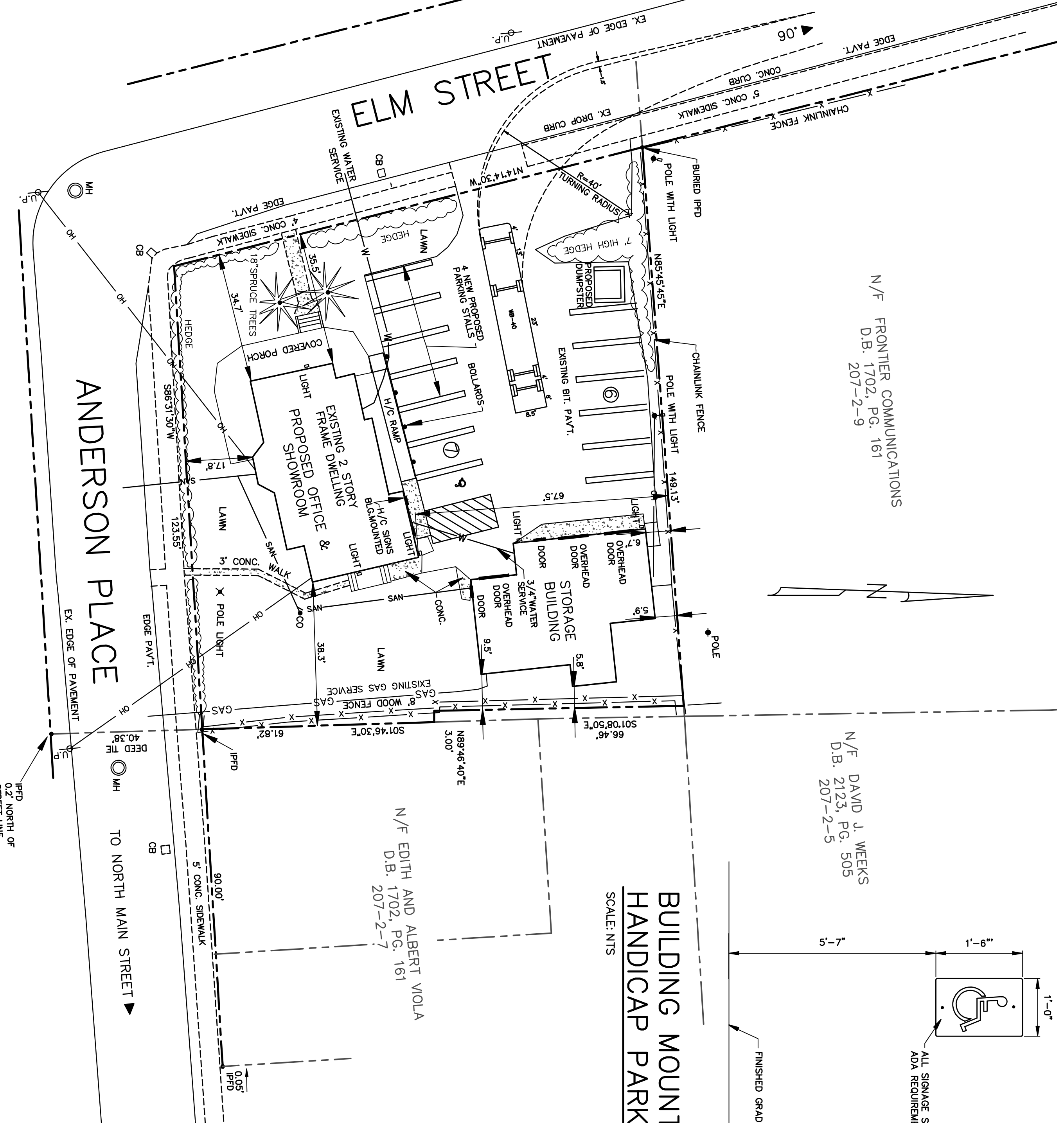
REFUSE ENCLOSURE TO BE CONSTRUCTED OF 8" SQD CONCRETE BLOCK WITH 1/2" JOINTS. PROPOSED BUILDING OR AS APPROVED BY PLANNING BOARD. LABOR USED RECOMMENDED EVERY 3RD ROW OR AS RECOMMENDED BY THE MANUFACTURER.

NO.	DATE	REVISION	BY	CHK
F	6/26/2015	ADDED FOUR PARKING STALLS	JCC	M.S.
E	8/06/2015	ADDED TRUCK TURNING TEMPLATE	JCC	M.S.
D	7/21/2015	REVISED AS TOWN ENGINEER	JCC	M.S.
C	4/23/2015	REVISED AS PER PLG BRD REVIEW	JCC	M.S.
B	4/15/2015	REVISED BULK TABLE USE GROUP	JCC	M.S.
A	3/31/2015	SUBMITTED FOR PLANNING REVIEW	P.H.	M.S.

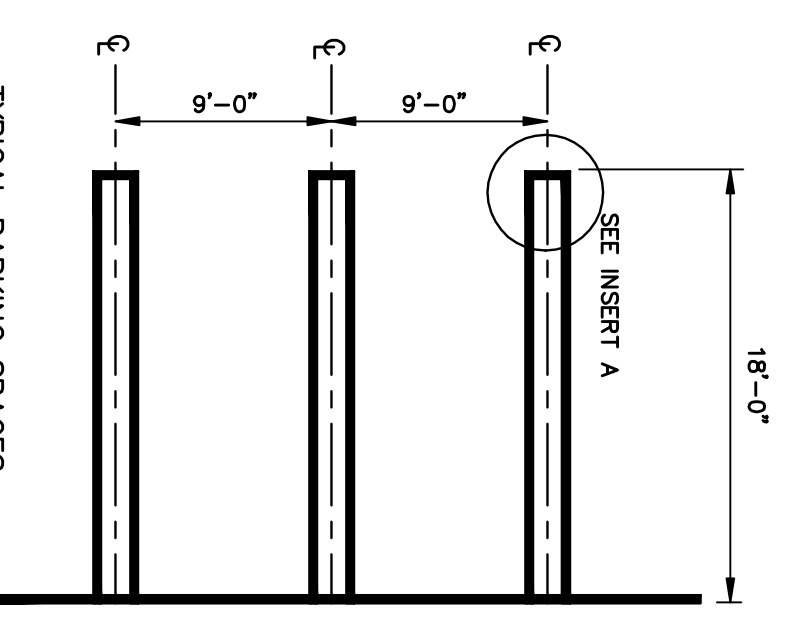
N/F FRONTIER COMMUNICATIONS  
D.B. 1702-PG. 161  
207-2-9

N/F DAVID J. WEEKS  
D.B. 2123-PG. 505  
207-2-5

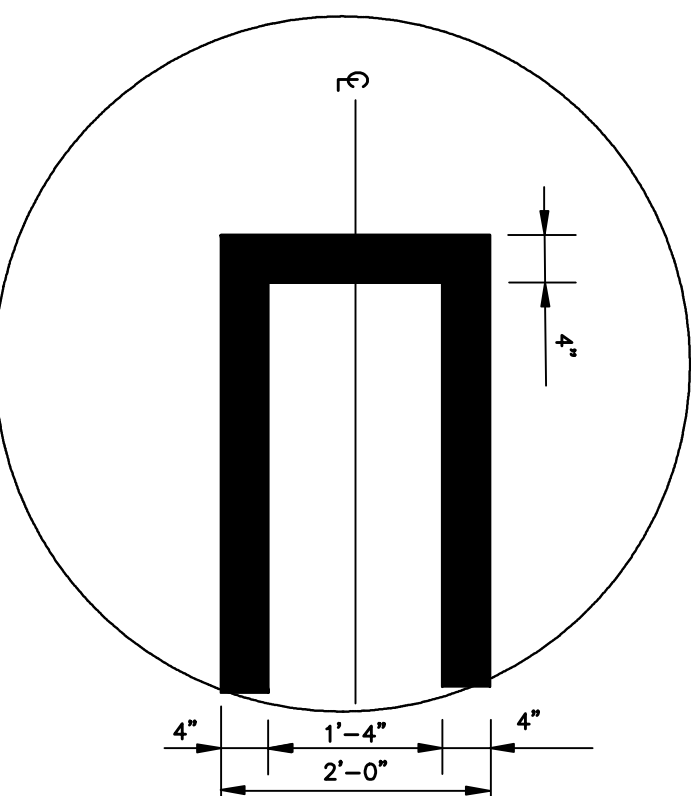
N/F EDITH AND ALBERT VIOLA  
D.B. 1702-PG. 161  
207-2-7



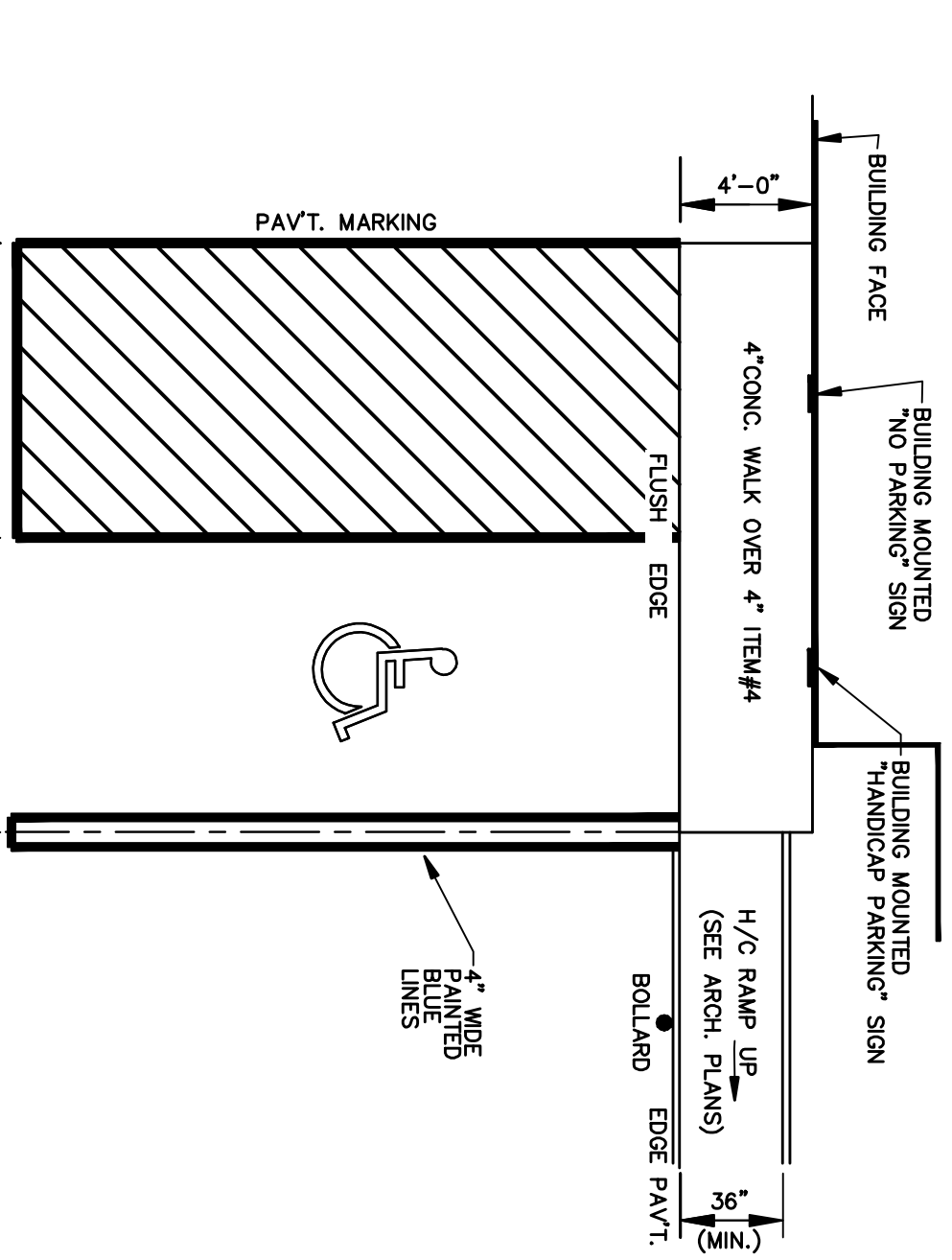
**SITE PLAN**  
SCALE: 1" = 20'



**PARKING STRIPPING VILLAGE OF MONROE**  
SCALE: 7/8" = 1'-0"

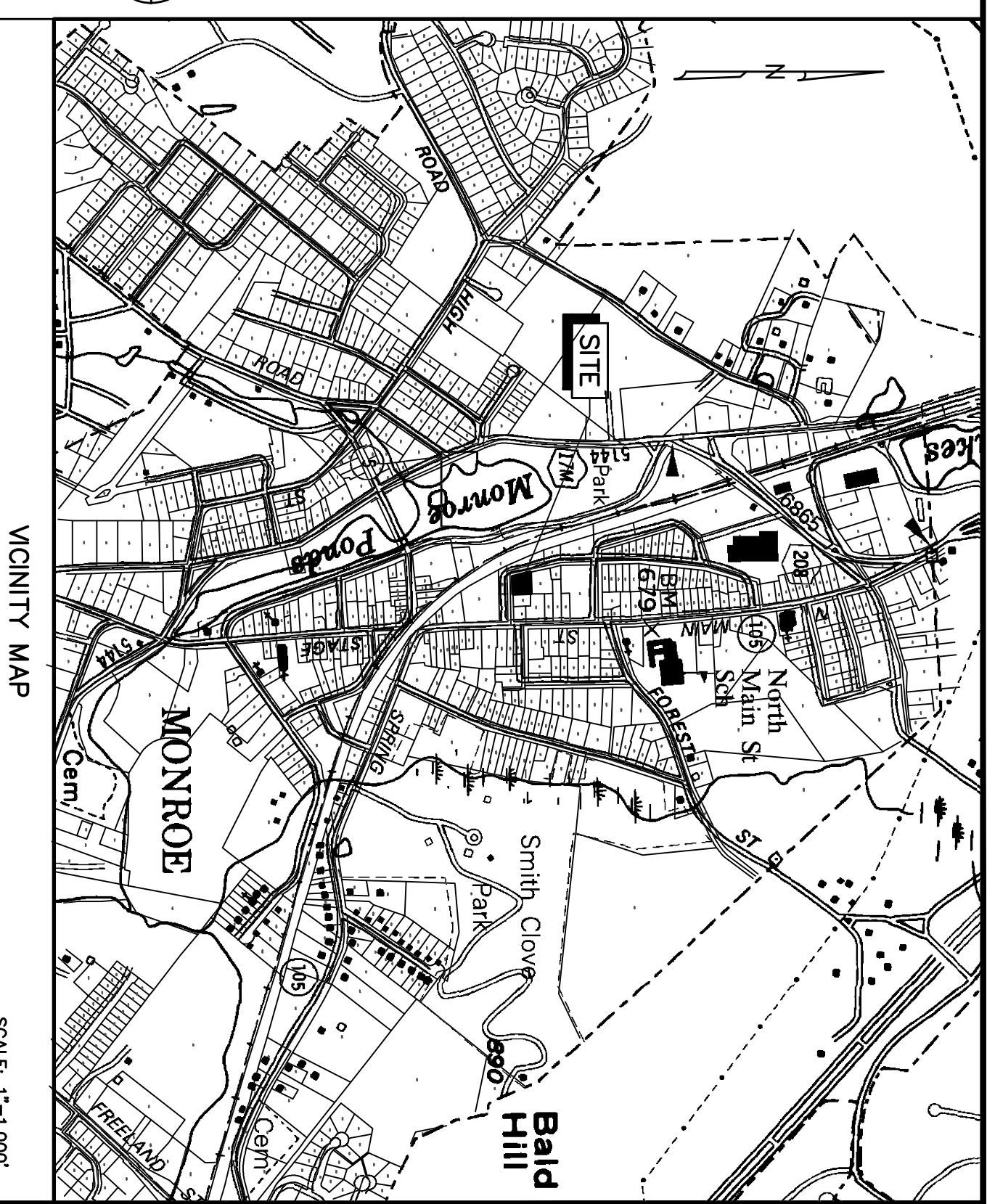
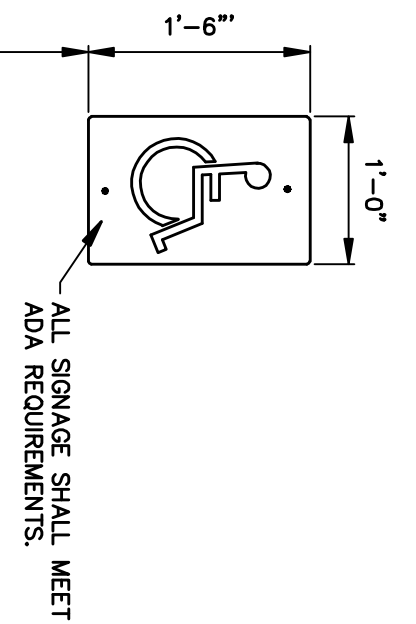


SCALE: 3/4" = 1'-0"



**ADA PARKING SPACE LAYOUT**  
SCALE: NTS

**BUILDING MOUNTED HANDICAP PARKING SIGN**  
SCALE: NTS



SCALE: 1"=1,000'

**GENERAL NOTES:**

- RECORD OWNER & APPLICANT: 104 ELM, LLC 90 LAKES ROAD MONROE NY 10950
- AREA: 0.3982 ACRES OR 17347 SQ.FT.
- TAX MAP NUMBER: SECTION 207, PAGE 1494
- DEED REFERENCE: UBER 15893, PAGE 1494
- BOUNDARY INFORMATION SHOWN IS BASED ON AN ACTUAL FIELD SURVEY BY MJS ENGINEERING & LAND SURVEYING, PC, DATED MARCH 20, 2015.
- SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE GB - GENERAL BUSINESS DISTRICT. BOTH THE HOUSE AND GARAGE SHOWN ARE EXISTING. NO NEW STRUCTURES ARE PROPOSED. CONVERSION OF AN EXISTING TWO FAMILY HOUSE INTO GARAGE SHOWN ON SHOWN AND PLANNING BOARD REPORT SCHEDULE "F" TABLE OF USE REQUIREMENTS, COLUMN C #18 CONDITIONAL USE, USE GROUP C.
- BULK REQUIREMENTS:
 

MINIMUM LOT AREA:	10000 SQ.FT.	REQUIRED
MINIMUM LOT WIDTH:	100 FT.	REQUIRED
MINIMUM FRONT SETBACK:	30 FT.	129.47 FT.
MINIMUM SIDE SETBACK:	35 FT.	34.7 FT.
MINIMUM REAR SETBACK:	15 FT.	26.3 FT.
MINIMUM BOTH SIDE YARDS:	30 FT.	17.5 FT.
MINIMUM LOT COVERAGE:	25%	85.3 FT.
MAXIMUM BUILDING HGT.:	35/72.5 STORES	18%
ACCESSORY BLDG. SETBACK:	10 FT. MIN.	2.5 STORES
		5.8 FT.
- HOURS OF OPERATION: MONDAY THROUGH FRIDAY 7:00AM - 6:00PM
- ALL LANDSCAPING SHALL BE IN COMPLIANCE WITH ZONING LAW, WHICH PROVIDES:
  - MAINTENANCE: THE OWNER, THEIR HEIRS, TRANSFERREES, ASSIGNEES AND ESTATE OR ASSIGNEES SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TREES AND LANDSCAPING WHICH SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PREVENT DAMAGE TO THE PROPERTY AND SHALL BE KEPT FREE FROM RUBBISH AND DEBRIS IN PERPETUITY. THE BUILDING INSPECTOR SHALL ASSURE APPROVAL.
- NO CHANGE, ALTERATION OR MODIFICATION SHALL BE MADE TO THE SITE PLAN WITHOUT THE APPROVAL OF THE SITE PLAN, WITHOUT THE RE-SUBMISSION AND APPROVAL BY THE PLANNING BOARD.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO REPAIR ANY DAMAGE THAT MIGHT OCCUR TO THE SIDEWALK PROPERTY DUE TO TRUCKS ENTERING AND EXITING THIS PROPERTY.

**PARKING ANALYSIS:**

- FOUR PARKING SPACES: 079/EMP, 410/79 = 318 STALLS
  - STORAGE: 050/1000 SQ.FT. 1344(0.50) = 0.67
  - SHOWROOM: 329/1000 SQ.FT. 560(2.29) = 1.55
- 1000  
548  
648  
13 PROVIDED

APPROVED AND ACCEPTED BY RESOLUTION OF THE VILLAGE OF MONROE, NEW YORK, AT A MEETING HELD ON 03/31/2015.

CHAIRPERSON  
SECRETARY

JOB NAME: 104 ELM, LLC  
VILLAGE OF MONROE - ORANGE CO. - NEW YORK

DATE: 3/31/2015  
JOB NO. 150105  
SCALE: 1"=20'

REV. NO. F  
DWG. NO. C-1  
SHEET 1 OF 1

SHEET TITLE: **SITE PLAN**

**MJS ENGINEERING & LAND SURVEYING, PC**  
261 Greenwich Ave  
New York, NY 10024  
945-291-8650  
Fax 945-291-8857

DRAWN BY: P. HUTTON  
DEP. APPR. CK. M. SANDOR  
COORD. CK. P.H. SANDOR  
P.M. APPR. MICHAEL J. SANDOR, PE  
NY PROFESSIONAL ENGINEER No. 60445

150105

26 June 2018

Ms. Deborah Proulx, Planning Board Secretary  
Village of Monroe Planning Board  
7 Stage Road  
Monroe, NY 10950

RE: Conditional Use Approval - 104 Elm, LLC, Village of Monroe  
104 Elm Street, Monroe, Orange County NY  
Section 207, Block 2, Lot 8

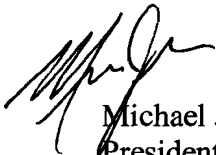
Dear Ms. Proulx:

In consultation with my client, he has decided to add four (4) additional parking spaces which are now shown on the revised plan (see attached). By providing the four (4) additional parking spaces, we believe this should satisfy the Board's concern regarding any encroachments onto the existing the lawn in the vicinity and also not take away from the original Site Plan Application and Special Use Permit.

We will be available for any additional questions or comments the Board may have at the next work session scheduled on July 11, 2018.

If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,  
**MJS Engineering & Land Surveying, PC**



Michael J. Sandor, PE  
President

MJS/mlp  
Enclosures

cc Mr. Mayer Goldberger  
Mr. John C. Cappello. Esq., Jacobowitz and Gubits, LLP