

**VILLAGE OF MONROE PLANNING BOARD  
REGULAR MEETING  
DECEMBER 17, 2012  
MINUTES**

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

Chairman Parise opened the meeting at 8:00 p.m. with a moment of silence in honor of the shooting victims in Newtown Connecticut, followed by the Pledge of Allegiance to the flag. An announcement was made regarding the location of fire exits.

**PUBLIC HEARING:**

**1. Gridin – Accessory Apartment – (201-5-9)**

**Present:** Victor Gridin, Lilia Gridin, Violetta Gridin, William Carpini

Chairman Parise read the Public Hearing notice dated 11/20/12 into the record. Chairman Parise noted for the record that the proof of mailings have been received from the applicant. The applicants explained they were working to legalize an existing accessory apartment in their home. The home was purchased with the apartment. Violetta Gridin stated she and her husband will be living in the main part of the house, and her parents, Lilia and Victor Gridin, who are the property owners, will be living in the accessory apartment. There was no comment from the public. On a motion made by Member Cocks and seconded by Member Niemotko, it was unanimously **Resolved, that there being no public comment this evening, the Public Hearing for Gridin Accessory Apartment be closed.**

**REGULAR MEETING:**

**1. Gridin – Accessory Apartment – (201-5-9)**

**Present:** Victor Gridin, Lilia Gridin, Violetta Gridin, William Carpini

Chairman Parise stated a reply was received from Orange County Planning for the 239 review and the County found no inter-municipal or county wide impacts and recommended local determination.

On a Motion made by Member Niemotko and seconded by Member Cocks 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 Niemotko and seconded by Member Syrianos, it was unanimously, **Resolved, that the Planning Board approves a conditional use permit**

for the Gridin Accessory Apartment for the survey plan last revised 10/23/12; subject to all conditions and notes on the survey dated 10/23/12; and all fees, bonding and administrative actions are paid; and subject to the Planning Board's Attorney review of and the filing of a Covenant as required by the Village of Monroe Zoning Code 200-61 (A) (10) with the Orange County Clerk.

On a Motion made by Member Niemotko and seconded by Member Syrianos, it was unanimously **Resolved, that the Conditional Use Permit for Gridin Accessory Apartment is issued for a period of one year after the date of the filing of the covenant at which time the applicant must reappear before the Planning Board for review.**

2. **Mavis Tire – Conditional Use/Site Plan – (220-4-6.1)**  
No one present

On a Motion made by Member Cocks and seconded by Member Syrianos it is unanimously **Resolved that the Planning Board declare itself Lead Agency for Mavis Tire Conditional Use/Site Plan.**

On a Motion made by Member Cocks and seconded by Member Syrianos it is unanimously **Resolved that the Planning Board forward the plans to Orange County Planning for 239 referral; and NY DOT, Orange County Department of Environmental Services, Village Water Department and emergency services for review.**

On a Motion made by Member Cocks and seconded by Member Syrianos it is unanimously **Resolved that a Public Hearing be set for Mavis Tire Conditional Use/Site Plan on Monday, January 14, 2013, on or about 8:00 p.m. Monroe Village Hall, 7 Stage Road, Monroe, NY.**

**Other Business:**

**The Botanical – Proposed Senior Housing – (222-1-2, 13-16 & 220-5-25)**

On a Motion made by Member Cocks and seconded by Member Niemotko it is unanimously **Resolved that the Planning Board adopt the letter dated 12/17/12 to the Village Board for The Botanical Proposed Senior Housing.**

## **APPROVAL OF MINUTES**

On a motion made by Member Niemotko and seconded by Member Cocks, it was resolved **that the Minutes of the November 14, 2012 workshop meeting be approved.**

On a motion made by Member Syrianos and seconded by Member Cocks, it was Resolved **that the Minutes of the November 19, 2012 meeting be approved.**

## **ADJOURNMENT**

On a motion made by Member Niemotko 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.