

**INTRODUCTORY LOCAL LAW No. 5 OF 2016  
VILLAGE OF MONROE**

**A LOCAL LAW AMENDING THE VILLAGE OF MONROE  
COMPREHENSIVE PLAN**

BE IT ENACTED by the Board of Trustees of the Village of Monroe, Orange County, New York as follows:

**SECTION 1: COMPREHENSIVE PLAN**

The Comprehensive Plan of the Village of Monroe is hereby amended to correct minor typographical and grammatical errors generally, and substantively as follows:

- A. The title of the Comprehensive Plan shall no longer be “Monroe 2.1” or “Village 2.1”. Instead, the document shall be titled, “Village of Monroe – A New Comprehensive Plan for Monroe in the 21st Century”, and shall simply be referred to as “the Plan” or “the Comprehensive Plan”. All references within the Plan to “Monroe 2.1” or “Village 2.1” shall be removed or modified accordingly.
- B. The reference to “Village of Monroe, New York” on the Cover Page is hereby repealed and replaced with “Village of Monroe, Orange County, New York”.
- C. On page i, the Board of Trustees has been corrected to reflect the current members of the Board.
- D. On page 6, the second paragraph is hereby repealed and replaced with: “The State Environmental Quality Review Act (SEQRA) identifies the adoption of a municipality’s land use plan as an Action that is presumed likely to have a significant adverse impact on the environment. SEQRA particularly recommends that a municipality prepare a Generic Environmental Impact Statement (Generic EIS) for the adoption of a Comprehensive Plan.”
- E. On page 6, in the third paragraph, “potential” shall be inserted before “habitat”. Also, “not available” is hereby repealed and replaced with “still to be determined”, and “advanced” is hereby repealed and replaced with “made therein.”
- F. On page 6 in the fourth paragraph, the word “important” is hereby repealed. “(such as increased population with increasing areas where residential development is permitted.) (See 6 NYCRR 617.10)” is hereby repealed and replaced with “(such as increased population by increasing the amount of land area where residential development is permitted, or increasing the allowable residential density permitted). (See 6 NYCRR § 617.10.)”
- G. On page 6, the paragraphs beginning “Monroe Village 2.1 in its very nature...” and “However, in balancing the triad...” are hereby repealed. In the following paragraph, the

phrase “Because of this, Village 2.1” is hereby repealed and replaced with “Therefore, this Plan”. In the next paragraph, “That Generic Environmental Discussion” is hereby repealed and replaced with “The discussion demonstrates the Village’s”; and “discusses” is hereby repealed and replaced with “describes”.

- H. On page 7, the paragraph beginning “This document serves as...” is hereby repealed.
- I. On page 10, in the paragraph beginning, “The densest residential district...” is hereby amended to repeal the following language: “appears to be approximately 8 units per acre, although the bulk tables contradict the conditional use requirements and seem to suggest that up to 18 units are allowed” and replace it with “is 8 units per net acre after deducting for certain sensitive environmental features as described in the Zoning Code”.
- J. On page 12, at the end of the sixth paragraph, the following language is hereby repealed: “The seven page review of the law performed as part of this planning process is available on file at Village Hall and will be a starting point for a comprehensive update to the Zoning Local Law following adoption of the Village’s Comprehensive Plan.”
- K. On page 22, in the first paragraph, “votes” is hereby repealed and replaced with “discussions”.
- L. On page 31, the paragraph beginning “Based on these County-wide needs. . .” is hereby repealed and replaced with the following language:

Based on these County-wide needs, the County has assigned targets to be built by each community by 2020. These targets were assigned on a Town-by-Town basis. The Town of Monroe's estimated target is 7,900 units of owned housing and 4,465 units of rental housing by 2020. Apportioning this amount on the basis of the 2020 projected population, the Village would have a 12.75% share of this target. This would equate to 1,007 owner-occupied units and 569 rental units, which are recommended within the Village of Monroe to meet its total projected affordable housing demand as estimated in 2009.
- M. On page 34, Recommendation H1.3.1, including its subsequent paragraphs are hereby repealed, and Recommendation H1.3.2 is hereby renumbered accordingly.
- N. On page 34, the first sentence of Recommendation H1.3.2 (now H1.3.1) is hereby repealed and replaced with, “Allow higher residential density in appropriate locations.” “Another possible location” is hereby repealed and replaced with “One possible location”. In the fifth sentence of this paragraph, “and CB” is hereby repealed. Figure 4 is hereby repealed.
- O. On page 34, in the last sentence on the page, “multifamily” is hereby repealed and replaced with “Apartment units”.

- P. On page 38, at the end of the first full paragraph, “and Multifamily Overlay District if implemented” is hereby repealed.
- Q. On page 40, Recommendation H2.2.4 is hereby repealed.
- R. On page 40, the following language is hereby repealed: “The enhanced property maintenance law may require approval by the Department of State.”
- S. On page 46, in the paragraph beginning “The Village’s downtown...”, the last sentence is hereby repealed and replaced with “The district is an abstract shape, but is generally bounded by New York State Route 17M, Lake Street, Carpenter Place, Oakland Avenue, Orchard Terrace and Ramapo Street, extending as far west as the historic racetrack.”
- T. On page 50, the first sentence of Recommendation P1.2.1 shall be revised to state “Treat lot area deductions similarly in cluster or open space subdivisions and standard subdivisions to remove the deterrent to cluster subdivisions.” The last sentence of the same paragraph shall be revised to state “The Village should consider removing deductions from the cluster subdivision regulations.”
- U. On page 50, Recommendation P1.2.2 shall be revised to state, “Generally, water within a sand and gravel aquifer is interrelated. Contamination over one area of the aquifer has the potential to impact potable water pumped from other areas of the aquifer. Currently there are several heavy commercial and auto related uses located within the aquifer, including the Village Department of Public Works (DPW). These users should be provided information on the fragility of the aquifer resources and Best Management Practices should be employed, such as the storage of salt and other chemicals in an enclosed building, which is currently done by the Village DPW. It is noted that the Village is looking to potentially locate new wells within the sand and gravel aquifer that underlies Racetrack Park.”
- V. On page 50, the Generic Environmental Impact Discussion is hereby repealed, and the following language substituted in its place:

“While the requirement to deduct sensitive environmental features from the lot area is one way of protecting such resources, clustering, or open space subdivisions, is another tool by which planning boards can allow flexibility in the siting of dwellings in order to avoid impacts to sensitive environmental site features and preserve open space within a development. Thus, there are no adverse environmental impacts resulting from the reasoned choice of the use of clustering and open space subdivisions to protect sensitive environmental features of a property, as they are no less protective of the environment than are the deductions of such features from the lot area for development purposes.”

- W. On page 52, the language that is repeated in the first paragraph concerning amenities along Millpond Parkway shall be removed.
- X. On page 58, the reference to Section 33.01 of the Parks, Recreation and Historic Preservation Law should be hereby repealed and replaced with “Title G of the Parks, Recreation and Historic Preservation Law.”
- Y. On page 95, the third sentence to the end of the paragraph, in the first paragraph of Recommendation E.1.1, is hereby repealed, and the following language substituted in its place:
- “Transition from one permitted use to another should not automatically require site plan approval. An applicant could be able to appear before the Planning Board and simply describe operational differences between uses such as hours of operation, parking requirements, and signage. The Planning Board has the ability (*see* Village Code § 200-72.) to waive the public hearing for permitted uses and should be encouraged to do so unless the Planning Board makes a finding that the change of use may result in substantial public controversy on the basis of noise, odors, traffic, lighting or other externally identifiable impact.”
- Z. On page 100, Recommendation E1.4.1 is hereby repealed, and Recommendations E1.4.2 through E1.4.4 shall be renumbered accordingly.
- AA. On page 100, the following language of Recommendation E1.4.3 (now E1.4.2) is hereby repealed “Draft and require conformance with downtown design guidelines. Such design guidelines” and replaced with “The Village Architectural Appearance Review Board”.
- BB. On page 100, the paragraph beginning “Recommendation E1.4.2”, is hereby revised to repeal the rest of the sentence after “consider designating” and replace it with “additional properties within the downtown which may qualify for inclusion into the historic district and seeking funding in order to continue such facade restorations.”
- CC. On page 104, the term “affordable” is hereby repealed and replaced with “multi-family”.
- DD. On page 110, Recommendation E2.1.1 is hereby repealed, and Recommendations E2.1.2 through E2.1.3 shall be renumbered accordingly.
- EE. On page 110, Recommendation E2.1.3 (now E2.1.2) is hereby repealed and replaced with the following language, “The Village may wish to consider rezoning commercial areas of the Village for residential use and dividing the Route 17M corridor into nodes instead of a linear strip.”
- FF. On page 111, the Generic Environmental Impact Discussion is hereby amended to include the following language: “Promoting such a pattern for commercial uses is likely to strengthen the retail potential for both smaller retail uses within the downtown and

nodes, and larger retail offerings located along the Route 17M corridor. No adverse environmental impacts are anticipated as a result of this policy, although individual projects will be subject to site-specific environmental review as appropriate.” This language is simply relocated from page 113.

- GG. On page 114, the last sentence of Recommendation E2.4.1 is hereby repealed, and the second to last sentence of the following Generic Environmental Impact Discussion is also hereby repealed.
- HH. On page 116, the first sentence of Recommendation E4.1.1 is hereby repealed.
- II. On page 116, Recommendation E4.1.3 is hereby repealed and E4.1.4 is renumbered accordingly. Recommendation E4.1.4 (now E4.1.3) is hereby revised to state “Simplify zoning. To the extent possible the Village’s development regulations should be simplified in language and in regulations. Definitions should be modernized, and the code should be brought into compliance with current State laws regarding procedures for the State Environmental Quality Review Act (SEQRA) and the issuance of variances.”
- JJ. On page 118, at the end of the first paragraph, “each year” is hereby repealed and replaced with “every five years”.
- KK. Beginning on page 121, the “Timing and Responsibility” chart is hereby amended in conformance with the aforementioned revisions.

## SECTION 2: SUPERSEDING PROVISION

To the extent that any State or local laws fail to provide specific authority for this Local Law or the procedures necessary for its adoption, or otherwise appear to be in conflict with this Local Law or the procedures followed for its adoption, then such laws, including, but not limited to, Article 7 of the New York State Village Law, are hereby superseded by this Local Law pursuant to New York Municipal Home Rule Law and the common law.

## SECTION 3: SEVERABILITY

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall be confined in its operation to the clause, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered, and the remaining provisions shall remain in full force and effect.

## SECTION 4: EFFECTIVE DATE

This Local Law shall take effect immediately upon its filing with the Secretary of State in accordance with New York Municipal Home Rule Law.