		· · · · · · · · · · · · · · · · · · ·	VILLAGE OF MONROE, NEW YORK, 2023 COMPREHENSIVE PLAN UPDATE   ATTACHMENT A1 - RE	COMME	NDATIONS	MATR	RIX FOR	NEW OR	R MODIFI	ED RECON	MENDAT	IONS	Impa	ct Category								
Topic Area			Goals, Objectives, and Recommendations	Impact on Land	Impact on Geological Features	Impact on Surface	Water	Impact on Groundwater	mpact on Flooding	Impact on Air	Impact on Plants and Animals	Impact on Agricultural Resources	Impact on Aesthetic	Resources Impact on Historic Ind Archaeological	Impact on Open Space and Recreation	Impact on CEA	Impact on Transportation	Impact on Energy	Impact on Noise, Odor and Light	Impact on Human Health	Inconsistent with Community Plans	Impact on Community
			HOUSING																		1	
fousing	Objective	1	Promote traditional Village neighborhoods and new housing types not frequently found in the region, particularly targeted toward the elderly, single-person households, childles couples and new families. CONTINUE TO ALLOW FOR APARTMENTS OVER RETAIL IN THE DOWNTOWN. The downtown remains a viable opportunity for higher densities of multifamily residential. The prior Plan recommended strategies for allowing townhouses and multifamily in proximity to walkdowntown, and this has resulted in the redevelopment of a long-blighted property with the Spring Hill Apartments. With the construction of this development and in light of the large amounts of multifamily housing being constructed in the region, the Village Board no longer feels proximity to the downtown is a sufficient reason for authorizing multifamily housing. New multi-family housing should only be allowed in the downtown itself – namely the CB District and only located over commercial structures, except as otherwise recommended hereafter.		No	No	N	o	No	No	No	No	No	No	No	No	No	No	No	No	No	No
lousing	Recommendation	H.1.2	There should be standards for minimum apartment sizes within the downtown to ensure quality units are provided. These would be more appropriate than densit requirements; since it is Village policy to increase the number of downtown residents. The minimum apartment size requirements suggested are 600 sf for efficiencies; 700 sf for one-bedroom units; 850 square feet for two-bedroom units; and 1000 square feet for three-bedroom apartments. Apartments with more that three two bedrooms should be prohibited, as the downtown is not an appropriate environment for large families.	F	No	No	N	o	No	No	No	No	No	No	No	No	No	No	No	No	No	No
lousing	Objective	2	Promote traditional Village neighborhoods and new housing types not frequently found in the region, particularly targeted toward the elderly, single-person households, childles couples and new families.	No	No	No	N	o	No	No	No	No	No	No	No	No	No	No	No	No	No	No
fousing	Recommendation	H.1.2	Eliminate UR-M from any remaining vacant lands. The Village should rezone any remaining vacant lands currently zoned UR-M to SR-10. The public clearly indicated that townhouses and multifamily housing is not a preferred option for remaining vacant land in the Village. These types of housing are common in the region and continued construction of townhouse and multifamily housing outside of the downtown has the potential to encroach on the existing single-family character of most of the Village's neighborhoods. The one exception to this is the UR-M district located in and around Evergreen Lane. This particular area of UR-M is proposed to be retained as an incentive for redevelopment of the area, which is viewed as substandard. Where the UR-M is retained, it is recommended that the zoning be amended to ensure that any new UR-M housing serve underserved targeted, populations identified in Objective 2 and remain relatively affordable by imposing size and bedroom count restrictions on the future units. Where vacant UR-M lands have received preliminary or final approval for development, a reasonable period should be afforded to construct such projects before being subjected to SR-10 zoning.	No	No	No	N	o	No	No	No	No	No	No	No	No	No	No	No	No	No	No
lousing	Recommendation	H.1.2	Promote small-lot single-family residential developments as an alternative to townhouses and multifamily development. Most housing built in the Village and region in the last 10 years is comprised of larger single-family residences with four bedrooms or more, and larger townhouses with three or more bedrooms. On the other end of the spectrum, rental multifamily and one- to three-bedroom condominium multifamily are also readily available in the Village and the region. The Village should promote "missing middle housing" designed to serve the declining 25-35 age cohorts as well as allowing seniors to age in place. Particularly small lot single-family housing on lots of 7500 square feet, built around traditional neighborhood design principles and with limited floor areas and bedroom counts, would help to serve identified underserved populations. Any such developments should be built with clear controls to ensure that the housing provides affordable homeownership or rental opportunities on an ongoing basis.	No	No	No	N	o	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ousing	Recommendation	H.2.1.	Eliminate Continue to exclude two-family uses as a permitted or special permit use in the SR-20 and SR-10 districts. The majority of SR-20 and SR-10 zoned lam within the Village, outside of the Multifamily Conversion Overlay District, is comprised of high-quality single-family detached neighborhoods. None of these area have the appearance or character of a two-family neighborhood. In fact, only a handful of existing Village homes within the SR-20 and SR-10 zoning districts are two family or multifamily. Additionally,The 2014 Plan recommendation eliminating two-family residences from the Zoning Lecal Law already allows any owner-occupies single-family residence to have an accessory apartment. The SR-20 and SR-10 zoning districts should be amended to no longer allow two-family dwellings occupied to two-family dwellings,was implemented and this plan affirms that recommendation. Existing two-family dwellings should be permitted to be occupied as future existing non-conforming structures, limiting expansUR-M lands have received preliminary or final approval for development, a reasonable period should be afforded to construct such projects before being subjected to SR-10 zoning. In the CB and GB districts adjacent to the Millponds-tensity, high-glare lighting has already been-proliferating throughout the Village, the Village should im	s - H F No	No	No	No	o	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ousing	Recommendation	H.2.1.	Strengthen noise regulations in residential neighborhoods. As the number of renters and more mobile and transient populations have increased within the Village, Village stakeholders have noticed an increase in the prevalence of late night parties. The Village should consider strengthening its current noise ordinance to prohibit any outdoor amplified music, or indoor amplified music that can be reasonably heard on adjacent residential properties after a reasonable hour. Additionally, at all times no music should be permitted in a residential neighborhood that is of such volume as to be perceived indoors above the level of normal conversational speech.	No .	No	No	N	0	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ousing	Recommendation	H.2.2.	Disallow multifamily conversions. Generally, there are a few existing SR-10 There exist residential areas of the Village that are less maintained; and present aesthetic challenges to the quality of existing adjoining neighborhoods. These residential The 2014 Plan identified some of these areas are generally as the residences alon North Main Street, the residences along Block Alley, and the residences in the vicinity of the intersection of High Street and Lakes Road. Generally; these These area of the Village correspond with areas of lower homeownership, and greater landlord absenteeism. These are also areas that have greater numbers of two-family and multifamily structures, some of which have been found through code enforcement to be occupied by more than one household per living unit (over-occupancy). The previous plan proposed that these areas be provided a pathway to properly convert to multifamily residences. Since 2014, there has been a proliferation of illegation conversions, and almost no examplUR-M lands have received preliminary or final approval for development, a reasonable period should be afforded to construct sucle projects before being subjected to SR-10 zoning. The CB and GB districts adjacent to the Milliponds-tensity, high-glare lighting has already been proliferating throughout the Village, the Village should impose an appropriate amortization period over which non-compliant lighting must be removed, established and familial visual feature of the community; or	No	No	No	No	o	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ousing	Objective	3	Engage in Intensive and strict enforcement of state building codes and Village zoning,	No	No	No	No	0	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ousing	Recommendation	H.2.3.	To halt the proliferation of illegal conversions and illegal boardinghouses, the Village should immediately hire additional code enforcement officials to allow for investigations,	No	No	No	No	o	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ousing	Recommendation	H.2.3.	prosecution, and court action.  Increase fines for building violations. The Village should establish the highest reasonable fines for building code violations to act as a deterrent.	No	No	No	No	0	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ousing	Recommendation	H.2.3.	Require the restoration of illegally converted residences to single family residential. The Village should not issue variances where homes have been illegally converted in violation of the Zoning Local Law, except in the most extreme circumstances. Doing so encourages others to convert residences and then seek variances.	No	No	No	NO	0	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ousing	Recommendation	H.2.3.	Petition Orange County to create a Complaint Investigation unit. The Village should petition the County to undertake a program similar to Rockland County's Center for Codes Investigations whereby residents may file a complaint with the County, which is investigated by the County Health Department as well as the local Village Building Department. The County Health Department brings added authority and jurisdiction to investigate properties that are believed to have violated the State Building and Sanitary codes.	No	No	No	No	o	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ousing	Recommendation	H.2.4.	Ensure that residences are built to the scale of their neighborhoods and the lots they are located on, and that they reflect traditional residential design. Following the 2017. Comprehensive Plan update, the Village adopted Floor Area Ratio restrictions. The Village should review those restrictions to ensure that they are adequate to achieve their intended purpose of controlling the scale of structures based on the size of the lot they are located on. Additionally, there are several neighborhoods with varying lot sizes. Building construction should also be regulated to prohibit an out-of-character home from being constructed within a given neighborhood. To this end, as a pre-requisite to building permit issuance, the building department should be required to review the height above grade, interior floor area, building coverage, and yard setbacks of nearby structures to ensure that the proposed structure does not exceed the character of the established neighborhood beyond a reasonable degree.	No	No	No	No	D	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ousing	Recommendation	H.2.4.	Prohibit excessive site grading where such is proposed for the purpose of building taller structures that would not normally be permitted in the district. A trend has been observed in which certain residents have significantly regraded yards in order to technically meet the height requirements of the zoning local law, while failing to meet the intent of those regulations. The Village should revise zoning regulations regarding site grading and building height to close this loophole that can result in out-of-character residences.	No	No	No	No	<b>o</b>	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ousing	Objective	5	Allow for inherently beneficial uses to locate in residential neighborhoods while avoiding impacts to the quiet seclusion of families.								ir energianism									de constante de co	ACTION AND ASSESSED.	

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Topic Area			Goals, Objectives, and Recommendations	Impact on Land	Impact on Geological Features	npact on Surface Water	Impact on Groundwater	npact on Flooding	Impact on Air	mpact on Plants and Animals	Impact on Agricultural Resources	Impact on Aesthetic Resources	npact on Historic nd Archaeologica Resources	mpact on Open Space and Recreation	Impact on CEA	Impact on Transportation	npact on Energy	mpact on Noise, Odor and Light	npact on Human Health	nconsistent with ommunity Plans	Impact on
			Require standard protections for any non-residential uses that locate within a residential district. Any non-residential use has the potential to be disruptive to the enjoyment of residences by families. Examples of facilities, uses, and practices requiring regulation include:  • Hours of operation.			=		Ē		_			E E	=			5		트	<b>5</b> 8	
sing	Recommendation	H.Z.5.1	Screening of Yards.  Limits on lighting.  Limits on noise.  Limits on the appearance of parking.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
sing	Recommendation	H.2.5.2	• Limits on traffic generation.  Allow for schools in residential neighborhoods. There is considerable law in the State of New York requiring that schools enjoy a privileged status in residential neighborhoods, as they are deemed "inherently beneficial." The zoning should be revised to allow schools in all residential zoning districts and impose only the minimum controls as are necessary to ensure that the quality of residential neighborhoods is not impacted.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
sing	Recommendation	H.2.5.3	More specifically define the scale of public assembly, including religious assembly that can occur in residential neighborhoods without resulting in adverse impact. Currently, only religious assembly is permitted in residential zoning districts and it is permitted without any restrictions. This fails to acknowledge that public assembly at varying scales has the potential to result not only in impacts to the neighborhood, but also to the potential safety of the assembled. Reasonable controls should be incorporated into the code that define limits to the number of persons that may assemble within a residence for any reason. The scale of public assembly within residential areas should be based on the availability of land area, road access, and be appropriate for the type of construction (building code standards). Larger assemblies should require larger facilities and larger lots.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ation Emilionment and Culture	Gool	256	RECREATION, ENVIRONMENT, AND CULTURE Ensure the preservation and protection of the Village's historic, second and nestural resources.		No	<u> </u>	Į														ales.
reation, Environment, and Culture	Recommendation	P.1.1.2	Start a local historic plaque program to recognize renovated or well-maintained historic buildings. Encourage local landowners within the Historic District to provide plaques in front of their buildings including the history and/or original pictures of a site. Village Hall should provide a similar plaque as an example. This will encourage walking and draw pedestrians theughthrough the entire central Village corridor. This effort could be funded through the Chamber of Commerce or by the Village, as funds permit. Alternatively, the New York State Museum erects and maintains signs with historical information throughout the State. Once a Landmarks Preservation Committee is established, it should work with State and County officials to enhance or add markers in the Village, and to establish locally administered	No	No	No	No	No	No	No	No	No	No	No	No	No No	No No	No	No	No No	No
eation, Environment, and Culture	Recommendation	P.1.1.3	signage programs to identify historic streets, sites, and/or structures. Feature the history of Monroe in promotional materials such as printed and online walking guides and an expanded Village website presence. The Village Website should provide a resource that details the rich history of Monroe. The materials from this Comprehensive Plan inventory of Historic Resources should be incorporated into an expanded web presence promoting the Village's history, and could be supplemented by materials from the Monroe Historical Society. Walking guides and signage should be developed to enhance visitor and resident experiences as they travel through the Village.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
reation, Environment, and Culture	Recommendation		Partner with other historic Hudson River towns, Team with the "TravelStorys" App, The Village of Monroe has a story to tell. TravelStorys is a free app that uses your location to share authentic stories by locally sourced audio guides. The Village should work with TravelStorys to get a walking guide with historical stories onto this app for distribution to	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
eation, Environment, and Culture	Objective	2	encourage technically sawy visitors to tour Monroe. [See https://www.travelstorys.com/_)  Preserve and protect the remaining cultural resources within the Village.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ration, Environment, and Culture	Recommendation	P.1.2.1	preservation, and prohibit demolition or alterations that may damage their historic or architectural integrity. The State of New York provides municipalities with a Model Landmarks Preservation law for this purpose. This model includes provisions to regulate alterations, demolition, and removal or relocation of designated landmark buildings. Demolition is permitted only if a series of specific criteria are met.  The law provides for the establishment of a Historic Preservation Commission. The Commission may designate an individual property as an individual landmark if:  *It exemplifies or possesses special character, or historic or aesthetic interest or value as part of the political, economic, or social history of the Village; or  *The property is identified with persons or events significant in local, state, or national history; or  *It embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or  *It representative of the work of a famous designer, architect or builder; or  *It represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic, represents an established and familiar visual feature of the community; or  *It has yielded or may be likely to yield information important in prehistory or history.  Under the model law, such a property may not be altered or demolished unlessthe applicant can prove an extraordinary economic hardship, through a stringent process. Violation of such a local law would be deemed an offense punishable by fines and/orrequirements to restore the property to its historic condition.  In our experience, appointing a local preservation committee and training them to discharge the responsibilities of the Landmark Preservation Law may take a significant amount of time. The Village Board may wish to execute the role of the Landmarks Preservation Committee and tealing and the property of	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
eation, Environment, and Culture	Recommendation	P.1.2.2	Ensure Architectural Appearance Review Board members are aware and educated on the historic resources contained The Landmarks Preservation Law should require review of any structures located within the Village. Encourage a close working relationship between this Board, National Register, State Register, or Local Historic District, whether said structure is eligible as a contributing structure or not. The Landmarks Preservation Committee should work closely with the local historian, its advisors, and the NYS Office of Parks, Recreation, and Historic Preservation for input on properties within the Historic and those that may have impacts on this district. Building size-Architecture and site design should be such that it does not detract from the historic or architectural style, exterior cladding, roof structures and colors should be encouraged, iUR-M lands have received preliminary or final approval for development, a reasonable period should be afforded to construct such projects before being subjected to SR-10 zoning.n the CB and GB districts adjacent to the Millponds.tensity, high-glare lighting has already been proliferating throughout the Village, the Village should impo	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
eation, Environment, and Culture		P.1.2.3	Identify Additional Areas Containing a Preponderance of Historic Resources and Establish Additional Historic Districts. The Village should look beyond the designated historic district reviewed by the State, and perform a Village-wide reconnaissance of historic resources. It is evident that there are additional structures, outside the National Register Historic District, that are critical and exemplary of the Village's history and that maintain a degree of architectural integrity. These include buildings fronting on Lake Street in the Downtown, structures on North Main Street, Charlton Street, Brooks Avenue, Dakland Avenue, and High Street, among others. Even where the State's criteria for Historic Districts is not met, these areas may be worthy of designation as LocalHistoricDistricts after further study.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
eation, Environment, and Culture eation, Environment, and Culture	Goal Objective		Protect the Village's natural and scenic resources.  Protect water quality within the Village and within the downstream Ramapo River Sole Source Aquifer System including surface waterbodies, wetlands, and groundwater.	No No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
reation, Environment, and Culture		P.2.1.1.	Treat lot area deductions similarly in cluster or open space_1: <u>Deduct constrained lands such as land under water, wetlands, floodzones, and steep slopes, from lot area calculations for new subdivisions and . The 2014 Plan recommended that such deductions be applied to standard subdivisions so as not to remove theact as a deterrent to cluster subdivisions. The current zoning requires that the density of land proposed for cluster subdivisions deduct sensitiveInstead, in 2017 this recommendation was amended in order to remove existing lot area deductions entirely. The purpose of the deduction of environmental lands, including constraints is to recognize that construction over or near to areas of environmentally constrained lands will result in degradation of natural resources, as well as potential erosion and exacerbation of flooding. We recommend that slopes over 20%, wetlands, water bodies, and flood zones. However, it does not appear that these limitations apply to standard subdivisions. The Village should UR. M lands have received preliminary or final approval for development, a reasonable period should be afforded to construct such projects before being subjected to SR-10 zoning.n the CB and GB districts adjacent to the Millponds tensity, high-glare lighting has already been</u>	No	No	No	No	No	No	No	No	No	No	No No	No No	No No	No	No	No	No	No No

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		Dark Sky Lighting Requirements. The Village of Monroe is a suburban Village in a rural setting. The Village finds that a starry nighttime sky is of significant importance to the character of the community. With the proliferation of LED light fixtures, and the availability of commercial grade light sources at local home improvement stores, the nighttime sky is endangered. Such LED lighting presents intensities and sources of glare that were not previously available to consumers and that until recently, would usually be subject to Planning Board review. Such sources of glare can make driving on Village Streets, especially at dusk and during foul weather, uncomfortable and dangerous.																	
eation, Environment, and Culture	Recommendation	P. 2.2.1  The Village should adopt comprehensive lighting requirements governing the use and installation of lighting in various areas of the Village. Model ordinances are available from the International Dark Sky Association in cooperation with the Illuminating Engineering Society. The lighting local law should follow their guidance allowing for lighting zones, maximum lighting per site and requirements for limits on Backlight, Uplight, and Glare (BUG). In all residential areas, lighting with a color temperature of more than 3000K should be prohibited.  As high-intensity, high-glare lighting has already been proliferating throughout the Village, the Village should impose an appropriate amortization period over which non-compliant.	No	No	No	No	No	No	Мо	No	No	No	No	No	No	No	No	No	No
ation, Environment, and Culture	Recommendation	lighting must be removed.  Adopt Site Design Guidelines for nonresidential or mixed-use districts within the Town. The Village should consider creating architectural, landscaping, and site design guidelines.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ation, Environment, and Culture	Recommendation	landscaping as well as ensure best practices for site design are incorporated.  Establish Ridgeline Protection Measures and Require Tree Plantings for All New Development. Recent construction in the Village has demonstrated that improperly planned development can significantly alter the wooded character of the community. The Village is generally characterized by tree-lined roads and wooded hillsides, and where new development rises above the ridgeline or does not provide sufficient trees along roadways, the result can look overly urban and/or poorly planned. Generally, no structure roollines should rise above an established ridgeline, and all subdivisions and site plans should require robust planting of medium and large trees along streets, in between yards and in parking.		No	No	No	No	No	No	Ni	No	No	No	No	No	No	No	No	No
ation, Environment, and Culture	Recommendation	throughout the Village, the Village should impose an appropriate amortization period over which non-compliant lighting must be removed. established and familiar visual feature of the community; or	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
		• It-has-yielded or may be likely to yield information important in prehistory. <u>Under the model</u> law, such a property may not be altered or demolished unlessthe applicant can prove an extraordinary economic hardship, through a stringent process. Violation of such a local law-would be deemed an offense punishable by fines and/or equirements to restore the property to its historic condition. In our experience—appointing a local preservation committee and training them to discharge the responsibilities of the Landmark-Preservation Law may take a.																	
tion, Environment, and Culture	Recommendation	Investigate ways to expand upon existing park facilities. The Village Board finds that there remains a need for parkland facilities to serve the needs of residents. Many of the Village's resources, including Crane Park, are highly used not only by Village residents, but also by residents of other area communities. Similarly, many of the Village's programmed events including the Fourth of July Celebration, Concert Series and Cheese Festival also draw people to the Village from outside the community. The Village should ensure that Village residents have adequate opportunities for socialization and recreation through expanded parkland facilities such as pocket parks, or increased facilities focused towards residents such as sports fields, sports courts, additional walking trails and bike trails.	No	No	Np	No	No	No	No	No	No	No	No	No	No	No	No	No	No
tion, Environment, and Culture	Recommendation	P.3.1.4  P.3.1.4  P.3.1.4  P.3.1.4  P.3.1.4  P.3.1.4  P.3.1.4  P.3.1.6  P.3.1.6  P.3.1.6  P.3.1.6  P.3.1.6  P.3.1.6  P.3.1.7  P.3.1.7  P.3.1.7  P.3.1.8  P.3.1.8  P.3.1.9  P.3	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
		CONNECTIONS														and the second second second			
		introduce_xplore tranic roundabouts at select congested intersections. The Village nignly layors the introduction of tranic roundabouts to increase how at nign volume intersections within the Village. The Village should work with the State and County to explore the replacement of existing congested signalized intersections with traffic roundabouts. Traffic roundabouts are small traffic circles, comprised of an often single-lane, counterclockwise, circular travel way surrounding a landscaped island. Usually, the center island has mountable curbs to allow larger trucks to adequately navigate the circle. Traffic entering the circle must yield to traffic within the circle, which slows traffic along roads approaching the circle, but allows this slowed flow to continue through the circle without stopping. In 2014, the idea of traffic roundabouts was somewhat foreign to Monroe residents. With the major transportation improvements made to the intersection of NYS Route 32 and NYS Route 12, ang for lighting zones, maximum lighting per site and requirements for limits on Backlight, Uplight, and Glare (BUG). In all residential areas, lighting with a color temperature of more than 3000K should-be-prohibited.  As high-intensity, high-glare lighting has already been proliferating throughout the Village, the Village should impose an appropriate amortization period over which																William H	
ections	Recommendation	T.1.1.3 non-compliant-lighting-must-be-removed-established and familiar visual feature of the community; or  It has yielded or may be likely to yield information important in prehistory or history.  Under the model law, such a property may not be altered or demolished unlessthe applicant can prove an extraordinary economic hardship; through a stringent process. Violation of such a local law-would be deemed an offense punishable by fines and/orrequirements to restore the property to its historic condition.  In our experience, appointing a local preservation committee and training them to discharge the responsibilities of the Landmark Preservation Law may take a significant amount of time. The Village Board may wish to execute the role of the Landmarks Preservation Committee and also identify initial landmarks in order to protect any structures or properties suspected of being important local landmarks. Such landmarks can be designated on a temporary basis until a time that the Landmarks Preservation Committee Committee can evidence due to the protect and structure of properties suspected of being important local landmarks and be designated on a temporary basis until such a time that the		No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
ections	Recommendation	Landmarks Preservation Committee can review and ratify all or some of such interim designations of should be welcome and encouraged to attend such meetings (but withbout auroup), and those and interior to take street and the downtown. The Village should encourage the reopening of the intersection of take street with North Main Street, Carpenter Place and Spring Street with North Main Street, Carpenter Place and Spring Street with Lake Street and Carpenter Place. This will require an interruption of the Heritage Trail, but the Village of Monroe believes that this opening will significantly alleviate traffic congestion (by providing an alternative route) at the intersection of Route 208 and North Main Street, especially left turn movements at the Route 208 approach, which currently operates at a failing level of service during the AM weekday peak period. This alternative route would also relieve the failing level of service at the left turn movement from the Route 208 approach which is failing in the PM weekday peak hourNYS Route 208 and North Main Street. Further, the current roadway configuration discourages utilization of the downtown, by making downtown businesses more remote fromfor people travelling south along North Main Street. The UR-M lands have received preliminary or final approval for development, a reasonable period should be afforded to construct such projects before being subjected to SR-10 zoning.n the CB and GB districts adjacent to the Millponds.tensity, high-glare lighting has already been proliferating throughout the Village, the Village should impose an appropriate amortization period over which non-compliant lighting must be removed. established and familiar visual feature of the community; or	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No

												Impact	Category								
Topic Area			Goals, Objectives, and Recommendations	Impact on Land	Impact on Geological Features	Impact on Surface Water	Impact on Groundwater	Impact on Flooding	Impact on Air	Impact on Plants and Animals	Impact on Agricultural Resources	Impact on Aesthetic Resources	Impact on Historic and Archaeological Resources	Impact on Open Space and Recreation	Impact on CEA	Impact on Transportation	Impact on Energy	Impact on Noise, Odor and Light	Impact on Human Health	Inconsistent with Community Plans	Impact on Community
Connections	Recommendation	T.1.1.4	Eliminate right-turn-restrictions that discourage traffic flow to the downtown. Reconsider No-Turn on Red Control at Orange County Route 105 and Spring Street. Work with the County to eliminate right turn on red restrictions—Specifically, at the intersections intersection of Bakertown-Road Orange County Route 105 and Spring Street (just over the Village border in the unincorporated Town of Monroe) and at Mapes Place and Spring Street, right turn on red restrictions make it more difficult to enter and exit Monroe's downtown for those originating from the Villages of Kiryas Joel and Woodbury. Additionally, when there is a red signal, the right on red restrictions at Bakertown Road and Spring Street may funnel more traffic onto Freeland Street to the intersection of Route 17th and Freeland Street for those bound for the heart of the Village). This intersection is already operating at low levels of service during peak hours. At Bakertown Road does not appear to be warranted, and Freeland-Streetin fact, it appears that there may be adequate site distance, and adequate room to allow lane extensions to allow for right turns from Bakertown Road onto Spring Street with only it may be possible that a realigned turning lane could allow a yield control for those travelling toward the downtown. In fact, prior to the current configuration, at this intersection previously allowed for right turns on red, and then a right turn red arrow was installed that activated when traffic would exit the daycare or make a left from Freeland onto Spring Street. The County should be contacted to determine if unrestricted right turns could be accommodated At Mapes Place and Spring Street, it appears that the large hedge to the northwest of the intersection restricts sight distance. This seems to be the rationale for the right turn restriction. The County should be approached to determine if pruning of this hedge would allow right turns at this intersection to proceed on red	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Connections	Recommendation	T.1.1.	Improve the Intersection of Spring Street and Mapes Place. The Village should consider a redesign of the intersection of Spring Street and Mapes Place. The existing no-turn-on-recrestriction at this intersection should be reconsidered. With clearing of brush at this intersection, there would be adequate sight distance for right turns on red. Additionally, a left-turn lane should be considered from westbound Spring Street onto Mapes Place. Currently, traffic heading westbound queues at this intersection as vehicles turning left wait for oncoming traffic to pass.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Connections	Recommendation	T.1.1.8	Prohibit any new significant traffic generating uses until traffic congestion issues are addressed. Under SEQR, the standard for identifying a traffic impact is if a given project results in a failing level of service or significantly increases delay at an intersection that already is congested. Due to the scale and intensity of the Village's existing traffic issues, the Village should consider making any non-residential or multifamily residential use that would result in significant traffic generation a special permit use of the Village Board. Further, the general special permit use criteria should establish that no use generating significant traffic shall be permitted unless intersections impacted by the proposed use are operating at acceptable levels of service.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Connections	Recommendation	T.1.2.	Construct new on-road and off-road facilities for bicyclists and pedestrians connecting Crane Park to Smith's Clove Park. This stretch of new sidewalk and bike path is perhaps the highest priority and will require coordination with the County. It is critical, since it will allow children to safely access Smith's Clove Park from a much larger area of the Village. There isage currently no bike or pedestrian facilities providing access to the park. Such a bicycle/pedestrian path could originate at the northerly Mill Pond, travel to the future Heritage Trail, and south to Carpenter Place, where it should proceed via a painted on-street bicycle path and pedestrian sidewalk through to Mapes Place to the intersection of Spring Street. There will need to be some consideration as to which side of the road this combination would be best accommodated on and may require narrowing of traffic lanes. On Spring Street (County Route 105), it is suggested that an off-road bicycle path be accommodated on the north side of thing for lighting zones, maximum lighting per site and requirements for limits on Backlight, Uplight, and Glare (BUG). In all residential areas, lighting with a color-temperature of more than 3000K should be prohibited.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
onnections	Recommendation	T.1.2.	As high-intensity, high-glare lighting has already been proliferating throughout the Village, the Village should impose an appropriate amortization period over which non-compliant lightine must be removed, established and familiar visual feature of the community; or Install additional pedestrian and bicycle connections linking existing neighborhood sidewalks into a unified network. Such a network would require new off-road sidewalks and/or on-road bicycle paths from Smith's Clove Park to King Street, along Lakes Road south to the Village boundary; along High Street north of Lakes Road along Stage Road and Rye Hill Road, along Route 17M down to Freeland Street, and along Freeland Street and Still Road. The Village should commission a study determining where gaps exist in the current sidewalk network, and prioritize construction of those sidewalks that would provide the greatest increased access by residents to the downtown, parks, schools, library, places of worship, and other similar destinations. The Planning Board should require sidewalks along all collector roads within the Village, and require all nonresidential uses to provide sidewalks for their entire road frontage. Recommendation T1-2-3: Provide pedestrian/bike linkages between park resources. The Village shoul it appears that there may be adequate site distance, and adequate room to allow lane extensions to allow for right turns from Bakertown Road onto Spring Street with only it may be possible that a realigned t	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
onnections	Objective	4	Improve connections at the Village's gateways, especially at the intersections of NYS Route 208 and NYS Route 17M and at the Intersection of Freeland Street/Road/Nys Route 17m.  Recommendation +11.1.4.1: Beautify intersections at major Village gateways. As stated previously, the Village strongly supports the implementation of traffic	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
onnections	Recommendation	T.1.4.	roundabouts that would allow traffic to flow unimpeded through busy intersections. Additionally, the Village should recognize that these two intersections are strongly identified with the Village and should work with DOT to provide attractive planted center islands to the extent possible. If traffic roundabouts are not implemented, the and Re-locate Village entry signs to more appropriate locations. The Village should consider planting dense, colorful flowers beds and/or other decorative landscape treatments at the corners of these intersections. Such plantings would have to be maintained by the Village but would help to improve the identity of the community. Currently, signs are located at the intersection of Millpond Parkway and NYS Route 17M and at the intersection of Lakes Road and NYS Route 17M. These particular signs would be more appropriately loc it appears that there may be adequate site distance, and adequate room to allow lane extensions to allow for right turns from Ba	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
onomics	Objective	2	To allow for light culturations and the service downtown businesses and address actual and perceived parking problems. <u>Expand parking opportunities, particularly the parking lot behind the library.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
onomics	Recommendation	E.1.3.	Draft and require conformance with minimum maintenance standards for downtown buildings. Such maintenance standards should require minimum basic exterior appearance standards governing the appearance of paint, wall cladding, condition of balconies, fire escapes, landscaping, windows, satellite dishes, cables and utilities, and other visible elements.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
onomics	Recommendation	E.1.3.2	Recommendation E.1.3.2: Draft and require conformance with downtown design guidelines. The Village should develop guidelines for the acceptable types of wall cladding, colors, signage, awnings, pattern of wall openings, decorative architectural elements, type of windows, and other architectural features. The Village should require that any building permit in the downtown for exterior alterations be approved by either the Planning Board or the Landmarks Preservation Commission after reviewing applications against such guidelines.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
conomics	Recommendation	E.1.3.3	Improve the appearance of the Millponds. The Millponds are one of the greatest economic and aesthetic assets to the Village and its downtown. However, over recent years, there has been increasing volumes of algae and kelpaquatic vegetation due to the reduced depth and flow of the water in the ponds. This has led not only to a deterioration of appearance and occasional odor issues, but also has increased the maintenance costs by requiring frequent removal of pond vegetation and use of chemical treatments. At some point, the Village will be faced with the capital expense of dredging the ponds. It should be acknowledged that it is the policy of the Village that the ponds are vital to Monroe's character and economic health, and that the cost associated with pond maintenance is a necessary and prudent investment. The same policy is applied to required improvements to the dam at Stage Road and MYS Route 17M, which also will likely require improvement over the next several years. Acknowledging the necessity of futu it appears that there may be adequate site distance, and adequate room to allow lane extensions to allow for right turns from Bakertown Road onto Spring Street with only it may be possible that a realigned turning lane could allow a yield control for those travelling toware the downtown. In fact, prior to the current configuration, at this intersection previously allowed for right turns on red, and then a right turn red arrow was installed that activated when traffic would exit the daycare or make a left from Freeland onto Spring Street. The County should be contacted to determine if unrestricted right turns could be accommodated. At Mapes Place and Spring Street, it appears that the large hedge to the northwest of the intersection restricts sight distance.	No :	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
onomics	Objective	4	Improve access, connectivity, walkability, and lighting with respect to both roads and pathways/ sidewalks in the downtown area <u>l improve the pedestriar experience in downtown including landscaping, street furniture and appropriate delineation of public and private areas</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
onomics	Recommendation	E.1.4.2	Install curb extensions at mid-block locations to promote safe pedestrian travel from one- side of Lake Street to the other. Incorporate acurb extensions and/or speed tabletables into the downtown astreetscape design to calm traffic and clearly define the downtown as a pedestrian realm.  Retring parting pages at the courted and or speed as the control of the street for a dress of	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
conomics	Recommendation	E.1.4.3	Restripe parking spaces at the southeast endto serve as drop-off zones where appropriate. Where there is a preponderance of Lake-Street-for a drop-off zone. This will make the downtown more suitable to uses that catercatering to children, such as schools for dance, martial arts, painting, music instruction, etc., consider retasking parallel parking to a drop-off zone.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
nomics	Objective	5	Actively market downtown businesses, local events, volunteer opportunities, and local resources, such as parks and historic properties. Seek to better engage and coordinate with the local civic and institutional organizations such as the Chamber of Commerce.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No

		VILLAGE OF MONROE, NEW YORK, 2023 COMPREHENSIVE PLAN UPDATE   ATTACHMENT A1 - RE	ECOMME	IDATIONS	MATRIX F	OR NEW C	R MODIF	IED RECON	MENDATI	ONS										
Topic Area		Goals, Objectives, and Recommendations	Impact on Land	Impact on Geological Features	Impact on Surface Water	Impact on Groundwater	mpact on Flooding	Impact on Air	Impact on Plants and Animals	Impact on Agricultural Resources	1	Impact on Historic graphs and Archaeological Achaeological	Impact on Open Space and Recreation	Impact on CEA	Impact on Transportation	Impact on Energy	Impact on Noise, Odor and Light	Impact on Human Health	Inconsistent with Community Plans	Impact on Community Character
Economics	Recommendation	17W and wimpoin Parkway, and wimpoind Parkway and Lake Street. Such a klosk-for-sign) would need to be located within the village right-of-way, since commercial activity is prohibited in Crane Park. Such a map may inform users of the park and area businesses of the downtown's other commercial offerings. The Village may also wish to consider preparing the map for all Village businesses, or limit the map to businesses within a certain walking distance to the Park. The Village should ask the Chamber of Commerce to contribute to the cost of such a program.		No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Objective	(E2)5 Previde flexibility of useLimit area along NYS Route 208 to marginalheavy commercial areas along the Route 17M corridor to better reflect the current retail demand; and office uses	No	No	No	No	No	No	No .	No	No	No	No	No	No	No	No	No	No	No
Economics Economics	Recommendation  Recommendation	Favor heavy commercial useuses along NYS Route 208. Although not strictly speaking along the Route 17M-corridor, the The commercial area along branching off of NYS Route 17M and along NYS Route 208 at the north end of the Village; is zoned General Business, but is not well suited for commercial requent consumer vehicle access. The two gas stations in this vicinity are thea source of traffic congestion; given the complex traffic alignment in the area. The Village should promote more limited uses in this area, favoring heavy commercial, industrial, warehousing, and office uses instead.  Allow for a wider variety of uses for existing, large former -industrial buildings. The current structures and land in the Village's remaining industrial and heave commercial areas are generally large and suited for a variety of uses. The Village should allow a wide variety of uses within these buildings includingsGiven the proximity of these areas to Route 208 and its interchange with Route 17/6, this area is especially well suited for truck and commercial vehicle access. General commercial and residential use in these elections should be discouraged.	y e	No No	No No	No	No	No No	No No	No No	No No	No	No	No No	No No	No No	No No	No No	No No	No No
Economics	Recommendation	Simplify zoning, and subdivision regulations. To the extent possible, the Village's development regulations should be simplified in language and in	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation	Institute a Sketch Plan and Technical Advisory Committee to streamline the Planning Board and Zoning Board application process. By the time an applicant submit a plan fully meeting the submission and technical requirements of the Village's Zoning Code, often a substantial investment has already been made in plan reparation. This process results in applicants feeling committed to their initial plans. To allow a more creative first step to the planning process, where the Planning Board can talk with the applicant about options and alternatives, a sketch plan submission process should be permitted and encouraged for site plans and subdivisions. Such a sketch plan process would start with simply the submission of a hand drawn schematic layout plan (sketch plan) showing proposed building locations, roadways, parking locations, and accessory structures. Such hand drawn sketch plans may be drawn on an approximation of the survey and need only convey a general/broad sense of what the applicant would like to accomplish. Upon receipt of a sketch plan application, the applicant should be immediately scheduled for one initial meeting with the Planning Board for no fee or a reduced fee, and not subject to technical review costs of Planning Board consultants. The Planning Board can discuss the sketch plan with the prospective applicant, and raise concerns and potential alternatives early in the planning process. On the option of the Planning Board and applicant, a fact-finding site visit could be scheduled to observe existing site conditions. Only one sketch plan meeting should be allowed per application to avoid plans being developed in an ad-hoc fashion without Planning Board consultant guidance. The purpose of the Technical Advisory Committee (TAC) will be to meet with prospective applicants more frequently in order to more quickly review technical and submission requirements of applications prior to submission to the Planning Board. The Committee will meet with applicants, review site plans, subdivision plans, and applic	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No

			VILLAGE OF MONROE, NEW YORK, 2023 COMPREHENSIVE PLAN UPDATE   ATTACHMENT A2 - R	ECOMN	ENDATIO	NS MATR	IX FOR DE	LETED 201	6 RECOMI	MENDATIO	ONS										
Topic Area			Goals, Objectives, and Recommendations	Impact on Land	Impact on Geological Features	Impact on Surface Water	Impact on Groundwater	Impact on Flooding	Impact on Air	Impact on Plants and Animals	Impact on Agricultural Resources	Impact on Aesthetic ed	Impact on Historic gas and Archaeological Gasources	Impact on Open Space and Recreation	Impact on CEA	Impact on Transportation	Impact on Energy	Impact on Noise, Odor and Light	Impact on Human Health	Inconsistent with Community Plans	Impact on Community Character
			HOUSING																		
Housing	Recommendation	H.1.2.	Incentivize-senior-housing through added density, but require plan for dissolution of units if housing is made available to other age groups in the future. To ensure adequate-senior-housing is provided in the Village, higher-densities (up to 20 units per-acre) and reduced parking (1.5 spaces-per-unit) should be allotted for units limited to senior-occupancy. Additional building heights (up to five-stories and 50 feet) could also be an incentive. Units should be designed for seniors and should provide single-story living, elevators-for-access to spaces on the second-story-and-above, and satisfaction of the full parking requirement-within enclosed garages should be pre-requisite. Since the demand-for-senior-units, especially market-rate-senior-units, may wane beyond the 20-to-30 year-time horizon, any senior-development-must-be approved along with contingency plans-incase units must be offered to non-senior occupants in the future. Such contingency could include consolidation of neighboring units to return the housing to densities and parking-requirements (2-spaces-per-unit) consistent with non-age-restricted housing. Generally, senior-housing would be most appropriately located within the CB and GB districts-adjacent to the Milliponds.	√o	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Housing	Objective	3	Provide a supply of high-quality, affordable ownership and rental housing for young professionals and new families	10	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Housing	Recommendation	n H.1.3.	Allow-higher residential density in appropriate locations. One-possible location for multifamily or townhouse units would be in the GB District along Route 17M between Stage-Road and Still Road. This GB district has several large parcels that have demonstrated limited demand for commercial occupancy. These include the several vacant car dealership-lots-Providing a residential option for these parcels, may strengthen remaining GB zoned lands by lowering the amount of commercially zoned land within the Village and decreasing the square footage of existing vacant commercial-space. Additionally, some of these lands have limited development potential due to flooding concerns. However, with good design and compensating flood-storage, structure parking can be provided within flood zone areas allowing better use of these lands. Apartment units should be generally applied to properties within 500 feet of Crane Park, while townhouses could be permitted in more distant areas	√o	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Housing	Recommendation	H.2.2.	3 Encourage alternative reuse of large homes in the North Main Street Area by allowing additional reuse opportunities including professional offices and group homes.	No.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation	E.1.1.4	Work with Chamber to actively seek downtown tenants to fill vacant spaces. The Village, in cooperation with the Chamber of Commerce, should actively seek retailers and restaurateurs that fill market opportunities as indicated in the market analysis. Specifically there appears to be strong market opportunities for New restaurants, especially specialty restaurants; Sale of boats, RVs, and motorcycles, ATVs, personal watercraft; Health and personal care stores; Furniture stores; and Books, sporting goods and hobby stores.	No.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Objective	2	Increase accessibility of the downtown to residents of the surrounding area:	lo .	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation		Promote easier access to Downtown. The recommendations included in the Connections Chapter of this document will serve to improve accessibility of the downtown to webicular accesss. Key to improving downtown access is installing roundabouts or otherwise easing congestions at gateways to the downtown; climinating "right-on-red" restrictions at Spring Street and Mapes Place and at Spring Street, preferably-via-a-traffic-roundabout.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation	E.1.3.4	4 Promote the installation of secondary rear accesses to parking areas by Lake Street businesses.	10	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation	E.1.4.1	uncovering of brick, awnings, improved signage, lighting and landscaping that can be taken to improve the appearance of downtown buildings.  The Village Architectural Appearance Review Board should use historic photos and renderings of Monroe's historic downtown to make uniform recommendations for the	lo	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation	E.1.4.2	acceptable types of wall cladding, colors, signage, awnings; decorative architectural elements, type of windows, and other architectural features. The Village should seek Main 2 Street grants to assist property owners with such facade improvements as are necessary to bring properties into conformance. To the extent possible, as buildings are restored to 1 their original form, the Village should consider designating additional properties within the downtown which may qualify for inclusion into the historic district and seeking funding in order-to-continue such facade restorations.	10	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics Economics	Recommendation  Objective	E.1.5.9	5 Install colored stamped pavement crosswalks throughout the downtown as was done around Crane Park.  6: Provide a resident population that will frequent downtown businesses.	lo lo	No No	No No	No No	No No	No No	No No	No No	No No	No No	No No	No No	No No	No	No	No	No	No
Economics	Recommendation	E.1.6.1	Partner with local property owners to seek public funds available for the retrofitting of single-story downtown buildings to accommodate additional stories of	lo	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation	E.1.6.2	Allow multifamily housing around the periphery of downtown. This would include along Carpenter Place and Millpond Parkway south of the Monroe Theater, as well as in areas adjacent to the Millponds that have exhibited questionable marketability for commercial use, such as the former Saab dealership.	10	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation	E.1.7.3	Consider promotting walking history tour. The Village should commission a study of local historic properties and determine whether there is an adequate inventory of historic sites and structures of adequate interest to conduct a walking tour. Such a walking tour could be in the form of a pamphlet and map, showing the location of historic structures in proximity to Crane Park, and making such a map available to patrons at area businesses. The Village could promote a historic plaque program that would then provide pedestrians with the story behind these-sites.	lo	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation	E.1.7.5	Introduce way-finding signage and/or advertise Village businesses on a Route 17/6 billboard. There is a large amount of regional weekend traffic that passes by 5 the Village coming from weekend tourist destinations in the Catskills. The Village should consider installing way-finding signage to the Village from Route 17/6, as N well-as-advertising the Village as-a dining destination on a Route 17/6 billboard.	lo	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Objective		Enhance connections from the downtown to Ponds Park, the Monroe Recetrack, the Heritage Trail, Smith's Clove Park and other recreational areas,	lo	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics Economics	Objective Children	1 E.1.8.1	1 Enhance connections from the downtown to Ponds Park, the Monroe Racetrack, the Heritage Trail, Smith's Clove Park and other recreational areas:  Respect the scale and character of downtown buildings by promoting appropriate building heights at the entrance to downtown from the ponds.	10 10	No No	No No	No No	No No	No No	No No	No No	No No	No No	No No	No No	No No	No No	No No	No No	No No	No No
Economics	Recommendation	E.1.9.1	Encourage building owners along Millpond Parkway to increase their building heights. As discussed previously, the four-story attractive Venetian Gothic style building at the corner of Lake Street and Carpenter Place was once the landmark of the Village; located at its principal gateway - the railroad depot. Now, the Village's downtown presents the Millpond Parkway frontage as its primary appearance to most area residents and visitors. If there is a landmark within the current downtown it is the vacant Monroe Theater, which at four stories, stands a bit higher than other buildings in the downtown-it also incorporates a mid-20th century of aesthetic, which lends its character to that area of the downtown. The Village should encourage building owners along Millpond Parkway to increase their building heights either through expansion or redevelopment, and provide upper-story apartments. Such a design would provide a stronger character to the downtown as a destination and improve the appearance of its most visible bplish-Up	ło	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation	E.2.1.2	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. Areas for primary consideration of residential rezoning include the area between Stage Road and Freeland Street.  Allow additional retail and mixed-use floor area between underutilized parking and streets. To the extent possible, where existing large parking lots exist in front	ło	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation	E.2.3.3	of existing retail centers, and where there is excess parking during peak periods of demand, the Village should allow landowners to construct additional retail or mixed-use structures along the road frontage. Such new structures should be of high quality appearance and of architecture styles compatible with the character of N the Village. Examples of locations that may qualify for this type of treatment include the Stop & Shop Plaza, the Plaza adjacent to Monroe Diner. Evidence of parking suitability should be required prior to construction of new-buildings.	ło	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Objective	(E2)4	Allow for mixed uses where appropriate and subject to strict design requirements. Promote guidelines to ensure design quality, while instruction future applicants.	lo	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation	E.2.4.1	Promote additional mixed-use around Crane Park and on Spring Street. There may be additional appropriate areas outside the downtown where new mixed-use structures may be appropriate in the future. Generally, these areas would be close to the existing downtown with frontage on Crane Park or along Spring Street	lo	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Objective	(E3)2		lo	No	No	No	No	No	No	No	No	No	No .	No	No	No	No	No	No	No
Economics	Recommendation	E.3.2.1	and North Main Street. The Connections Chapter of this Plan also made several recommendations including redesigning the intersection into a one-way rotary, and extending the Gilbert-Street right-of-way directly to Route 17M.	lo	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Objective	(E3)3	Leverage the presence of the Heritage Trail and promote safe pedestrian and bicycle access to and through these areas.	lo	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No

		VILLAGE OF MONROE, NEW YORK, 2023 COMPREHENSIVE PLAN UPDATE   ATTACHMENT A2 -	RECOMN	IENDATIO	NS MATR	XIX FOR DE	LETED 20	16 RECOMI	MENDATIO	ONS							10 x12x-10x12x1 x10x	micross — General		
				14 - 151							Impact	Category								
Topic Area		Goals, Objectives, and Recommendations	Impact on Land	Impact on Geological Features	Impact on Surface Water	Impact on Groundwater	Impact on Flooding	Impact on Air	Impact on Plants and Animals	Impact on Agricultural Resources	Impact on Aesthetic Resources	Impact on Historic and Archaeological Resources	Impact on Open Space and Recreation	Impact on CEA	Impact on Transportation	Impact on Energy	Impact on Noise, Odor and Light	Impact on Human Health	Inconsistent with Community Plans	Impact on Community Character
iconomics	Recommendation	Incorporate the future Heritage Trail into the fabric of its existing park system. As stated previously, it is a Village objective to join Crane, Smith's Clove and Racetrack Parks.—This can be done via sidewalks and on-road bicycle-paths, but the Heritage Trail will provide an opportunity to accomplish this via an off-road trail.  3.3.1 This off-road trail would also connect these park areas to the downtown and to the YMCA.—It is noted that there is a strong-preference to open take Street up to North Main Street and Spring Street across the path of the Heritage Trail. This is seen as a vital economic development and transportation policy that the Village-prioritizes over maintaining an uninterrupted bicycle/walking path. Nevertheless, as shown in the Connection Chapter, installation of a roundabout at that location-may make getting through such an intersection more pedestrian and cyclist friendly.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
conomics	Recommendation	4.1.1 Changes of use. Where a use is transitioning from one permitted use to another within an existing structure or building, the Village should not require a site plan- or a public hearing. The Village should instead concentrate on promoting facade or landscaping upgrades to the site. (See also, Recommendation E.1.1.1.)	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Conomics	Recommendation	.4.1.2 Increase the number of uses permitted by right in commercial districts. Where uses are conditional or special permit uses, but do not require specific criteria, the Village should consider reclassifying the uses as permitted.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
conomics	Objective	E4)3 Improve communications and planning efforts between the Village, the Town, and surrounding Villages and Towns and Orange County.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Economics	Recommendation	Seek cross-acceptance of the Plan from the County, Town and Department of Transportation. It is important to the success of the proposals and  4.3.1 recommendations herein that higher levels of government be aware of and accept the policies being promoted. The Village should seek commentary from the Town and County on the policies contained herein. Additionally, the Village will need to establish frequent contact and actively lobby representatives of the Department of Transportation in order to implement the various recommendations on modifications to the transportation network.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
conomics	Objective	E4)4 Take advantage of grant funding available from New York State where appropriate:  Retain a grant writer and/or lobbyist to secure State and Federal Aid. Several funding opportunities were presented throughout the Economic Development	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
conomics	Recommendation	4.4.1 Chapter of this Plan. The Village should retain the services of a grant writer, and explore entering into a contract with a lobbying specialist in order to help secure-funding for the strategies contained herein.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No