

VILLAGE OF MONROE, NEW YORK, 2023 COMPREHENSIVE PLAN UPDATE ATTACHMENT A1 - RECOMMENDATIONS MATRIX FOR NEW OR MODIFIED RECOMMENDATIONS																																								
Topic Area		Goals, Objectives, and Recommendations	Impact Category																																					
			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																				
HOUSING																																								
Housing	Objective	1	Promote traditional Village neighborhoods and new housing types not frequently found in the region, particularly targeted toward the elderly, single-person households, childless 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	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Housing	Recommendation	H.1.2.1	There should be standards for minimum apartment sizes within the downtown to ensure quality units are provided. These would be more appropriate than density 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 than threetwo bedrooms should be prohibited, as the downtown is not an appropriate environment for large families.																		No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Housing	Objective	2	Promote traditional Village neighborhoods and new housing types not frequently found in the region, particularly targeted toward the elderly, single-person households, childless couples and new families.																		No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No		
Housing	Recommendation	H.1.2.1	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	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Housing	Recommendation	H.1.2.2	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 10-20 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	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Housing	Recommendation	H.2.1.1	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 land within the Village, outside of the Multifamily Conversion Overlay District, is comprised of high-quality single- family detached neighborhoods. None of these areas 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 Local Law already allows any owner-occupied 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 or conversion 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.n the CB and GB districts adjacent to the Millponds.tensity, high-glare lighting has already been proliferating throughout the Village, the Village should im																		No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Housing	Recommendation	H.2.1.2	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	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Housing	Recommendation	H.2.2.1	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 along 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 areas 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 illegal conversions, and almost no exampl 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 ▲ It has yielded or may be likely to yield information important in prehistory or history.																		No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Housing	Objective	3	Engage in intensive and strict enforcement of state building codes and Village zoning.																		No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No				
Housing	Recommendation	H.2.3.1	Increase capacity of Village to prosecute scofflaws and repeat offenders. The Village does not have the resources to engage in intensive enforcement of the Building and Zoning Codes. The longer that illegal conversions and overoccupied residences are allowed to exist, the more blighting conditions will spread through the Village's existing neighborhoods. To halt the proliferation of illegal conversions and illegal boardinghouses, the Village should immediately hire additional code enforcement officials to allow for investigations, prosecution, and court action.																		No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Housing	Recommendation	H.2.3.2	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	No	No	No	No	No	No	No	No	No	No	No	No	No	No		
Housing	Recommendation	H.2.3.3	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	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Housing	Recommendation	H.2.3.4	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	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Housing	Recommendation	H.2.4.2	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	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Housing	Recommendation	H.2.4.3	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	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Housing	Objective	5	Allow for inherently beneficial uses to locate in residential neighborhoods while avoiding impacts to the quiet seclusion of families.																																					

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Housing	Recommendation	H.2.5.1	<u>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:</u> • Hours of operation, • Screening of yards, • Limits on lighting, • Limits on noise, • Limits on the appearance of parking, • Limits on traffic generation.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Housing	Recommendation	H.2.5.2	<u>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.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Housing	Recommendation	H.2.5.3	<u>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.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
RECREATION, ENVIRONMENT, AND CULTURE																						
Recreation, Environment, and Culture	Goal	P1	<u>Ensure the preservation and protection of the Village’s historic, scenic and natural resources.</u> <u>Start a local historic plaque program to recognize renovated or well-maintained historic buildings.</u> 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 through the entire central Village corridor. This effort could be funded through the Chamber of Commerce or by the Village, as funds permit. <u>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 signage programs to identify historic streets, sites, and/or structures.</u> <u>Feature the history of Monroe in promotional materials such as printed and online walking guides and an expanded Village website presence.</u> The Village Website should provide a resource that details the rich history of Monroe. The material 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	
Recreation, Environment, and Culture	Recommendation	P.1.1.2	<u>Partner with other historic Hudson River towns. Team with the “TravelStories” App.</u> The Village of Monroe has a story to tell. TravelStories is a free app that uses your location to share authentic stories by locally sourced audio guides. The Village should work with TravelStories to get a walking guide with historical stories onto this app for distribution to encourage technically savvy visitors to tour Monroe. (See https://www.travelstories.com/.)	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Recreation, Environment, and Culture	Recommendation	P.1.1.3	<u>Partner with other historic Hudson River towns. Team with the “TravelStories” App.</u> The Village of Monroe has a story to tell. TravelStories is a free app that uses your location to share authentic stories by locally sourced audio guides. The Village should work with TravelStories to get a walking guide with historical stories onto this app for distribution to encourage technically savvy visitors to tour Monroe. (See https://www.travelstories.com/.)	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Recreation, Environment, and Culture	Recommendation	P.1.1.4	<u>Partner with other historic Hudson River towns. Team with the “TravelStories” App.</u> The Village of Monroe has a story to tell. TravelStories is a free app that uses your location to share authentic stories by locally sourced audio guides. The Village should work with TravelStories to get a walking guide with historical stories onto this app for distribution to encourage technically savvy visitors to tour Monroe. (See https://www.travelstories.com/.)	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Recreation, Environment, and Culture	Objective	2	<u>Preserve and protect the remaining cultural resources within the Village.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Recreation, Environment, and Culture	Recommendation	P.1.2.1	<u>Adopt a Landmarks Preservation Law and seek Certified Local Government Status.</u> The Village should identify and designate landmark buildings, provide standards for their 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. <u>The law provides for the establishment of a Historic Preservation Commission. The Commission may designate an individual property as an individual landmark if:</u> • 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 is 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. <u>Under the model law, such a property may not be altered or demolished unless the 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 requirements to restore the property to its historic condition.</u> <u>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 such a time that the Landmarks Preservation Committee can review and ratify all or some of such interim designations.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Recreation, Environment, and Culture	Recommendation	P.1.2.2	<u>Require Landmark Preservation Committee review for structures within the Village’s Historic District, and alert local building owners to funding opportunities.</u> Ensure Architectural Appearance Review Board members are aware and educated on the historic resources containedThe 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 District 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	
Recreation, Environment, and Culture	Recommendation	P.1.2.3	<u>Identify Additional Areas Containing a Preponderance of Historic Resources and Establish Additional Historic Districts.</u> 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, Oakland 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	
Recreation, Environment, and Culture	Goal	P2	<u>Protect the Village’s natural and scenic resources.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Recreation, Environment, and Culture	Objective	1	<u>Protect water quality within the Village and within the downstream Ramapo River Sole Source Aquifer System including surface waterbodies, wetlands, and groundwater.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Recreation, Environment, and Culture	Recommendation	P.2.1.1	<u>Treat lot area deductions similarly in cluster or open space.1: 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, includingconstraints 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 proliferating throughout the Village, the Vil</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Recreation, Environment, and Culture	Objective	2	<u>Preserve the Village scale and community character.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	

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Connections	Recommendation	T.1.1.6	Eliminate right-turn restrictions that discourage traffic flow to the downtown. <u>Reconsider No-Turn on Red Control at Orange County Route 105 and Spring Street.</u> Work with the County to eliminate right turn on red restrictions. Specifically, at the intersections intersection of Bakertown RoadOrange 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 17M 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 Street in 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.1.1.7	<u>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-red restriction 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.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Connections	Recommendation	T.1.1.8	<u>Prohibit any new significant traffic generating uses until traffic congestion issues are addressed.</u> Under SEQ8, 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	
Connections	Recommendation	T.1.2.1	<u>Construct new on-road and off-road facilities for bicyclists and pedestrians connecting Crane Park to Smith's Clove Park.</u> 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 isare 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 thng 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	
Connections	Recommendation	T.1.2.2	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 lighttime must be removed, established and familiar visual feature of the community, or <u>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</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Connections	Objective	4	<u>Improve connections at the Village's gateways, especially at the intersections intersection of NYS Route 208 and NYS Route 17M and at the intersection of Freeland Street/Still Street/Road/Nys Route 17m.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Connections	Recommendation	T.1.4.1	<u>Recommendation T1.1.4.1: Beautify intersections at major Village gateways. As stated previously, the Village strongly supports the implementation of traffic 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</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Economics	Objective	2	<u>Provide easy and convenient parking to service downtown businesses and address actual and perceived parking problems. 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	
Economics	Recommendation	E.1.3.1	<u>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.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Economics	Recommendation	E.1.3.2	<u>Recommendation E.1.3.2: Draft and require conformance with downtown design guidelines.</u> 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	
Economics	Recommendation	E.1.3.3	<u>Improve the appearance of the Millponds.</u> 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 NYS 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 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.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Economics	Objective	4	<u>Improve access, connectivity, walkability, and lighting with respect to both roads and pathways/ sidewalks in the downtown area; improve the pedestrian 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	
Economics	Recommendation	E.1.4.2	<u>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-tables into the downtown streetscape design to calm traffic and clearly define the downtown as a pedestrian realm.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Economics	Recommendation	E.1.4.3	<u>Restripe parking spaces at the southeast end to 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.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Economics	Objective	5	<u>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.</u>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	

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