

Eagle Scout Project Presentation - Nicholas Alappat – Village of Monroe POI Posts

Nicholas Alappat from Troop #440, Eagle Scout Candidate has taken the task of erecting thirteen (13) signs throughout the Village of Monroe to preserve the historical context of Monroe and highlight its unique heritage. Each sign will be built to showcase a different aspect of the rich history of the Village, inviting both residents and visitors to embark on an enlightening journey through time. His aim is to enhance the beauty of Monroe while creating a greater sense of pride and connection. His Eagle Scout project reflects his passion for honoring and sharing the past and ensuring that the legacy of Monroe thrives for generations to come.

These signs will be placed in the center of the Village, in the heart of the Village, around the (2) two ponds. They will be 4ft tall and the sign itself would be around 18” L and 24” H. They will be lit on the inside with lights, and will consist of solar panels to power those lights. The signs will consist of the sign and photo, which is all provided by the Town Historian. The signs themselves will be made by a 3rd party, but any additional work to the signs would be done offsite, such as piecing them together, adding accessories, and cementing them in buckets.

Nicholas will be holding fundraisers at events like concerts, farmers markets, carnivals, etc. He will also ask local businesses if they would like to sponsor an entire point of interest (POI) post itself, in which they will have a dedication plaque at the bottom of the post. Donations for supplies will be asked through social media, by word of mouth, and approaching those businesses directly.

Trustee Behringer believes this is a great idea in our historical Village. It's nice having an Eagle Scout helping out in our Village.

PUBLIC HEARING
PROPERTY ACQUISITION – NYS EMINENT DOMAIN PROCEDURE LAW (“EDPL”)
47 LAKES ROAD (TM #211-1-1) (ROSCOE SMITH ESTATE)

A Public Hearing was held on August 15 and September 5, 2023 at 7:00PM in the Boardroom of the Village Hall, 7 Stage Road, Monroe, NY. Pursuant to Eminent Domain Law 202, the Village Board is interested in acquiring property set forth on the tax map as Section 211, Block 1, Lot 1 located at 47 Lakes Road, formerly known as the Roscoe Smith Estate, in the Village of Monroe for the purpose of historic preservation, important cultural characteristics to the Village, potential creation of parkland and/or gardens, public health, well-being and other improvements that will benefit the entire Village of Monroe.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor

Also present: Attorney Terhune, Clerk Zahra, Attorney - Kathleen M. Bennett - Bond, Schoeneck & King, PLLC.

On a motion by Trustee Behringer, seconded by Trustee Karl, and carried, the hearing was opened at 7:00PM.

The following information is provided in support of the historical significance of the property which is the subject of the Eminent Domain proceeding:

Roscoe W. Smith, 8/1/1877 to 10/10/1976, was a seventh-generation descendant and fourth-great-grandson of original settler, David Smith. He was the eldest of seven children. He held a Professional Engineering degree. At age 28, Roscoe founded a private electric company which is today Orange and Rockland Utilities. He helped create the region's largest employer. Over the years he developed a collection of tools which depict the process of American industrialization and related American made products which he named the Museum Village of Smith's Clove. The property belonged to his great-grandmother, Abigail Smith. Roscoe donated 70 acres of land in the heart of the Village to be used as recreation area. The Park is known as Smith's Clove Park. In 1965 Roscoe Smith was chosen as Monroe Citizen of the year because he “exemplified the legion's ideals of service to the community and the country.” He was a man of deeds more than words. He donated Village Hall, paid expenses on behalf of civic organizations, gave money to those in need, and sent a number of local residents to college. He left an unsurpassed legacy of generosity to this community which he loved and to its people, in whom he had tremendous faith.

To hear the entire text of this Public Hearing, please reference the audio on file in the Village Clerk's office or video available at villageofmonroe.org.

There were 9 people from the public present for the public hearing. The public hearing was left open for 20 minutes.

With no further comments or questions, on a motion by Trustee Behringer, seconded by Trustee Karl and carried, the public hearing was adjourned until Tuesday, September 26, 2023 at 7:30PM.

PUBLIC HEARING 09.05.23 – 7:00PM
RESOLUTION #2 of 2023, AMENDMENTS TO THE COMPREHENSIVE PLAN

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a resolution, "Amendments to the Comprehensive Plan." This resolution is for public review and input on the Draft Amended Comprehensive Plan.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

Tim Mitts, 236 High Street, said all the proposed zoning laws are a lot to throw at one time. He wants to make sure the Village is prepared to enforce along the board and enforce fairly.

Avrohom Flohr commented about parking and gatherings at buildings on Stage Road. He wants to know why for hours, while Court is in session, at Village Hall he sees so many people, mostly Hispanic and Hasidic outside in the extreme heat and cold. He finds it cruel and inhumane. Is it the occupancy permitted in the building? This is something he feels needs to be addressed.

To hear the entire text of this Public Hearing, please reference the audio on file in the Village Clerk's office or video available at villageofmonroe.org.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O'Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #4 OF 2023 AMENDING CHAPTER 200 ("ZONING") TITLED,
"VILLAGE OF MONROE LANDMARKS PRESERVATION LOCAL LAW"

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law "Amending Chapter 200 ("Zoning") Titled, "Village of Monroe Landmarks Preservation Local Law." This local law provides for the identification, protection, and perpetuation of buildings, structures, signs, features, improvements, sites, and areas within the Village of Monroe that reflect special elements of the Monroe's historical, architectural, cultural, economic or aesthetic heritage.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

Tim Mitts, 236 High Street, wants to know how the historical list was created.

Joseph Haspel, Attorney for 47 Lakes Road, says the property located at 47 Lakes Road still shows historical. Its eligibility has been removed by SHPO due to the property being in a decayed state.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O'Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #5 OF 2023 “VILLAGE OF MONROE PLACE OF WORSHIP AND SCHOOLS”

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law titled “Village of Monroe Place of Worship and Schools.” This local law promotes individual constitutional rights to freedom of assembly and free exercise of religion by amending the zoning law to allow and regulate Residential Gathering Places, Neighborhood Places of Worship, Community Places of Worship, and Schools of General Instruction in certain zoning districts while maintaining the established residential character and quality of life of existing neighborhoods, and protect the health, safety, and general welfare of Village of Monroe residents.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O’Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

Dan Richmond, Zarin & Steinmetz, asked that the public hearing be continued so that he can fully review the law.

Simon Jacobs says that the Hasidic need a place to gather with more than 12 people. He believes in compliance with code, but feels this law does not benefit him.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O’Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #6 OF 2023 AMENDMENT TO THE VILLAGE OF MONROE ARCHITECTURAL REVIEW

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law titled “Amendment to the Village of Monroe Architectural Review.” This local law expands the existing authority for architectural review to special permits, and homes located in the Village of Monroe Historic District and/or is listed or eligible to be listed on the NYS Register of Historic Places.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O’Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O’Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #10 OF 2023 VILLAGE OF MONROE ILLEGAL RESIDENTIAL OCCUPANCY

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law titled “Village of Monroe Illegal Residential Occupancy.” This local law amends the zoning law to address the proliferation of illegal conversions of single- and two-family homes into multiple-dwelling units and illegal boarding houses, identifies the criteria by which the building department can presume an illegal conversion and imposes civil and criminal penalties upon conviction of same.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O'Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #11 OF 2023 VILLAGE OF MONROE PARKING OF
COMMERCIAL AND OVERSIZED VEHICLES AND EQUIPMENT

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law titled "Village of Monroe Parking of Commercial and Oversized Vehicles and Equipment." This local law regulates commercial vehicle parking and storage of any lot in the SR-20, SR-10, or UR-M zoning districts.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

Simon Jacobs says this law target bus drivers and previous comments regarding this topic have clearly been dismissed.

Joe Umberto feels parking commercial vehicles in driveways of residential areas should not be allowed.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O'Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #12 OF 2023 VILLAGE OF MONROE BUILDING HEIGHT AND
FAR CLARIFICATION

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law titled "Village of Monroe Building Height and FAR Clarification." This local law refines the definitions associated with building height and floor area ratio and defines "grade plane" to prevent artificially increasing existing lot grade to thwart height and FAR regulations.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

Tim Mitts feels the building department is not educated enough and historical properties should be exempt.

Simon Jacobs says this needs to be explained in more detail.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O'Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #13 OF 2023 VILLAGE OF MONROE LIGHT INDUSTRY DISTRICT

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law titled "Village of Monroe Light Industry District." This local law establishes a new use category, "Light Industry," and amends the zoning map so as to apply the new use to all lots currently zoned General Business (GB) and having frontage on New York State Route 208 or Gilbert Street Extension west of the Orange County Heritage Trail.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O'Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #14 OF 2023 VILLAGE OF MONROE REVISIONS TO THE GENERAL BUSINESS (GB) ZONING DISTRICT BULK REGULATIONS

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law titled "Village of Monroe Revisions to the General Business (GB) Zoning District Bulk Regulations." This local law establishes a minimum floor area per tenant space for any new commercial buildings constructed within the Village but outside of the downtown (CB District).

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O'Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #15 OF 2023 VILLAGE OF MONROE GENERAL ZONING MAP CHANGES

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law titled "Village of Monroe General Zoning Map Changes." This local law amends the zoning map to rezone one lot (SBL 213-1-6) located in the GB District into the adjacent CB District.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O'Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

**PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #16 OF 2023 VILLAGE OF MONROE MIXED-USE
MULTIFAMILY IN THE CB DISTRICT**

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law titled "Village of Monroe Mixed-Use Multifamily in the CB District." This local law establishes a new use "Mixed-Use Multifamily Over Commercial," in the Commercial Business (CB) District, with accompanying bulk and special permit requirements.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O'Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

**PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #17 OF 2023 VILLAGE OF MONROE MULTIFAMILY
CONVERSIONS**

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law titled "Village of Monroe Multifamily Conversions." This local law modifies the use tables contained in the zoning law to eliminate "Commercial to Residential Conversions," as listed in "Attachment 1 Table of District Uses and Bulk Regulations, CB District" and "Conversion of Existing Residential to Multifamily" and "Conversion of Existing Residential to two-family" as listed in "Attachment 5 Table of District Uses and Bulk Regulations, UR-M District."

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O'Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

**PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #18 OF 2023 VILLAGE OF MONROE OUT OF CHARACTER
DWELLINGS**

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law titled "Village of Monroe Out of Character Dwellings." This local law establishes thresholds applied to single-family home construction or expansion that, if exceeded, requires site plan approval to ensure that the house is in keeping with the neighborhood character.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O'Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

**PUBLIC HEARING 09.05.23 – 7:00 PM
INTRODUCTORY LOCAL LAW #19 OF 2023 VILLAGE OF MONROE URBAN RESIDENTIAL-
MULTIFAMILY**

A Public Hearing was held on Tuesday, September 5, 2023 in the boardroom of the Village Hall, 7 Stage Road, Monroe, NY at 7:00PM to review a proposed Local Law titled "Village of Monroe Urban Residential-Multifamily." This local law eliminates Urban Residential-Multifamily districts from vacant lands and lands that have not been approved or developed for multifamily or single-family attached residences.

Present: Mayor Dwyer, Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

On a motion by Trustee Ferraro, seconded by Trustee Karl, and carried, the public hearing was opened at 7:30PM.

There were 9 people from the public present for the public hearing. Written correspondence from the Planning Board for the Amendments to the Comprehensive Plan and the proposed local zoning laws is attached. The public hearing was left open for 30 minutes.

With no further comments or questions, on a motion by Trustee O'Connor, seconded by Trustee Karl and carried, the public hearing was adjourned until September 14, 2023 at 8:00PM.

**VILLAGE OF MONROE
BOARD OF TRUSTEES MEETING
TUESDAY, SEPTEMBER 5, 2023
(www.villageofmonroe.org)**

The first of the bi-monthly meetings of the Board of Trustees was held on Tuesday, September 5, 2023 at 7:00 PM in the Boardroom of the Village Hall, 7 Stage Road, Monroe, New York. Mayor Neil S. Dwyer called the meeting to order and led in the pledge to the flag. Emergency exits were announced.

Present: Mayor Dwyer; Trustees Behringer, Ferraro, Karl, and O'Connor
Also present: Attorney Terhune and Clerk Zahra

MINUTE APPROVAL – AUGUST 15, 2023 BOARD MEETING:

On a motion by Trustee O'Connor seconded by Trustee Ferraro, the Minutes of the August 15, 2023 Board Meeting were approved.

Ayes: Trustees Behringer, Ferraro, Karl and O'Connor
Nays: None

REQUEST FOR EXEMPTION - TOWN HIGHWAY ITEMS 3 & 4:

RESOLVED, the Board of Trustees, by signed petition, requests the Town Board of the Town of Monroe to exempt residents of the Village of Monroe of taxes for items 3 & 4 of the Town of Monroe Highway Budget as authorized by Section 277 of the Town Highway Law.

On a motion by Trustee Karl, seconded by Trustee O'Connor

Ayes: Trustees Behringer, Ferraro, Karl and O'Connor
Nays: None

HALLOWEEN CURFEW 2023:

WHEREAS, October 30th and October 31st (Halloween) the Village is besieged by youths who create problems for residents, and the Monroe Police Department. To complicate the situation, the Police Department has determined that many of the youth were non-residents who refuse to leave the Village due to the fact that there were no laws requiring them to be off the streets; and

WHEREAS, the following definitions shall apply:

MINOR	- being less than eighteen (18) years old
PARENT	- the natural or adoptive parent of a minor
GUARDIAN	- any person other than a parent who has legal guardianship of a minor
CUSTODIAN	- any person over the age of twenty-one (21) who is <u>Loco Parentis</u> to a minor
PUBLIC PLACE	- any street, alley, highway, sidewalk, park, playground or place which the general public has access and a right to resort for business, entertainment or other lawful purpose. A "public place" shall include but is not limited to any store, shop, restaurant, tavern, bowling alley, café, theater, drugstore, pool room, shopping center and any other place devoted to amusement or open to the general public. It shall also include the front or immediate area of the above, and

WHEREAS, any minor attending a special function or entertainment of any church, school, club or organization that requires such minor to be out at a later hour than called for within this Proclamation shall be exempt from the provisions of the Proclamation, provided such church, school, club or other similar organization shall register in advance with the Monroe Police Department to have the minors stay out to this later hour. The registrant shall state the time, when the function or entertainment shall end, and the minors who attend the function shall be required to be in their places of abode within one-half hour after the function is ended; and

WHEREAS, it shall be unlawful for any person, firm or corporation operating or having charge of any public place to knowingly permit or suffer the presence of minors under the age of 18 on October 30th and 31st between the hours of 8 PM and 6 AM the following morning; and

WHEREAS, it shall be unlawful for the parent, guardian or other adult person having custody or control of any minor under the age of 18 to permit or, by inefficient control, to allow such minor to be on the streets or sidewalk or on or in any public property or public place within the Village on October 30th and 31st between the hours of 8 PM and 6 AM the following morning. However, the provisions of this section do not apply to a minor accompanied by his parent, guardian, custodian or other adult person having the care, custody or control of the minor or if the minor is on an emergency errand or specified business or activity directed by his parent, guardian, custodian or other adult having the care or custody of the minor, or if the parent, guardian, custodian or other adult person herein has made a missing person notification to the Village Police.

NOW, THEREFORE, during the period October 30th and 31st it shall be unlawful for any minor to remain idle, wander, stroll, or play in any public place, either on foot or to cruise about without a set destination in any vehicle, in, about or upon any place in the Village between the hours of 8 PM and 6 AM of the following morning unless accompanied by a parent, guardian, custodian or other adult person having custody or control of such minor, or unless the minor is an emergency errand or specified business or activity or permitted by his parent, guardian or other adult person having the custody and care of the minor or where the presence of such minors connect with or required by some legitimate employment, trade, profession or occupation.

Any police officer upon finding a minor in violation of this Resolution shall ascertain the name and address of the minor and warn the minor that he/she is in violation of curfew and shall direct the minor to proceed at once to his or her home or usual place of abode. The police officer shall report such action to the parents, guardian or person having custody or control of the minor.

If such minor refuses to heed the warning or direction given by any police officer or refuses to give the police officer his/her correct name and address or if the minor has been warned on a previous occasion that he or she was in violation of curfew, such minor, if age 16 years or older, may be issued an appearance ticket, and the parent, guardian or other adult having the care and custody of such minor shall be notified to appear with such minor at a date and time to be determined in the appearance ticket for an appearance before the Village of Monroe Justice Court.

Any minor age 16 years or older who violates any section of this article shall, upon conviction, be subject

to a fine not to exceed \$100 for a first offense and not to exceed \$250 for each additional offense. Community service may be imposed by the court in addition to the above minimum fine. When a minor is required to perform community service, the parent or guardian shall be required to transport the minor to the place(s) specified by the court.

On a motion by Trustee Behringer, seconded by Trustee Karl

Ayes: Trustees Behringer, Ferraro, Karl and O'Connor

Nays: None

TERMINATION - EMPLOYEE #164:

BE IT HEREBY RESOLVED that the employment of employee #164 in the Village is hereby terminated in accordance with the provisions of the New York State Civil Service Law Section 71 effective the close of business September 5, 2023.

On a motion by Trustee Karl, seconded by Trustee O'Connor

Ayes: Trustees Behringer, Ferraro, Karl and O'Connor

Nays: None

RESOLUTION RESCINDED – APPOINTMENT OF C. WATSON, P/T CODE ENFORCEMENT OFFICER:

RESOLVED, the Board of Trustees does hereby rescind their resolution dated August 15, 2023, appointing Christopher Watson to the position of Part-Time Code Enforcement Officer effective immediately.

On a motion by Trustee Behringer, seconded by Trustee Ferraro

Ayes: Trustees Behringer, Ferraro, Karl and O'Connor

Nays: None

REQUEST TO TRAVEL – DEPARTMENT OF PROBATION – VILLAGE JUSTICE F. STRAUSS AND COURT CLERK L. DULGERIAN:

RESOLVED, the Board of Trustees approves the request of Village Justice Strauss to attend a forum sponsored by the Department of Probation on Friday, November 3, 2023 from 9:30am to 11:30am at the Department of Mental Health's Offices, 40 Harriman Drive, Goshen, NY 10924 with Court Clerk Lina Dulgerian. There is no cost for the forum and they will be using their own personal vehicles. Mileage reimbursement will be allocated from budget line A.1110.4100, Court's General Expense.

On a motion by Trustee Behringer, seconded by Trustee Karl

Ayes: Trustees Behringer, Ferraro, Karl and O'Connor

Nays: None

BOARD OF TRUSTEE MEETINGS RESCHEDULED – TUESDAY, SEPTEMBER 26, 2023 & MONDAY, NOVEMBER 6, 2023:

RESOLVED, the Board of Trustee regular meeting on Tuesday, September 19, 2023 is hereby rescheduled for Tuesday, September 26, 2023 at 7pm in the Village Hall boardroom.

On a motion by Trustee Karl, seconded by Trustee Behringer

Ayes: Trustees Behringer, Ferraro, Karl and O'Connor

Nays: None

BE IT FURTHER RESOLVED, the Board of Trustee regular meeting on Tuesday, November 7, 2023 is hereby rescheduled for Monday, November 6, 2023 at 7pm in the Village Hall boardroom.

On a motion by Trustee Karl, seconded by Trustee O'Connor

Ayes: Trustees Behringer, Ferraro, Karl and O'Connor

Nays: None

GIRL SCOUT'S PINWHEELS FOR PEACE, PROMOTING INTERNATIONAL PEACE DAY 9/21/23:

RESOLVED, the Board of Trustees approves the request of Barbara Mallory, Service Unit Manager of the Monroe Woodbury Girl Scouts, to acknowledge a National Day of Peace, by making "Pin Wheels for Peace" and placing them around the walking path from Lake Street along to Rt. 17M towards the waterfall. The pinwheels will be on display Thursday, September 21st through the evening of Saturday, September 23rd, weather permitting. A table will be set up on September 21st from 6PM to 7PM for members of the community to stop by and make a pinwheel to add to their display. The table will be set up on the corner of Lake Street and Rt. 17M.

On a motion by Trustee Karl, seconded by Trustee O'Connor

Ayes: Trustees Ferraro, Karl and O'Connor

Nays: None

JCAP GRANT APPLICATION FILING / VILLAGE OF MONROE JUSTICE COURT:

BE IT HEREBY RESOLVED THAT: Monroe Village Justice Forrest Strauss having advised the Board of Trustees that the Court seeks to apply for a grant from the 2023-2024 Justice Court Assistance Program (JCAP), in the amount of up to \$30,000.00, to be used for: (a) the reconstruction and improvement of the Village Court's office space, (b) the acquisition of new and/or additional needed office furniture, and (c) such other goods and services as may be specified by the Court in said application, Justice Forrest Strauss and Mayor Neil Dwyer are hereby authorized to sign and submit said application to the Justice Court Assistance Program.

On a motion by Trustee O'Connor, seconded by Trustee Karl

Ayes: Trustees Behringer, Ferraro, Karl and O'Connor

Nays: None

CODE VIOLATIONS – 99 SPRING STREET – TM #207-3-15 – PAYMENT PLAN:

This matter has been tabled until the September 14, 2023 meeting so that the Board can further review with Attorney Elizabeth Cassidy.

MORATORIUM WAIVER REQUEST – 435 STAGE ROAD, TM #211-2-8:

Lisa Vespa, owner 435 Stage Road, TM #211-2-8 submitted a land use form to convert an existing two-family residence into a single-family residence with an accessory apartment to the Building Department. The existing two-family was previously approved by the Planning Board back on September 10, 2014 and has become a non-conforming use in a non-conforming building due to zoning updates completed by the Village in 2017. Two-family dwellings are prohibited in the SR-10 District.

RESOLVED, the Board of Trustees approves the request for a waiver from the moratorium for the property located at 435 Stage Road, TM #211-2-8 to convert the existing two-family residence into a single-family residence with an accessory apartment, to proceed to the Planning Board with an application for a Special Use Permit.

On a motion by Trustee Behringer, seconded by Trustee O'Connor

Ayes: Trustees Behringer, Ferraro, Karl and O'Connor

Nays: None

SPECIAL BOARD OF TRUSTEE MEETINGS SCHEDULED – THURSDAY, SEPTEMBER 14, 2023:

RESOLVED, the Board of Trustees have scheduled a special meeting for Thursday, September 14, 2023 at 7pm in the Village Hall boardroom.

On a motion by Trustee O'Connor, seconded by Trustee Karl

Ayes: Trustees Behringer, Ferraro, Karl and O'Connor

Nays: None

MAYOR & TRUSTEE'S REPORT:

Mayor Dwyer commented on the Pediatric American Cancer Society event, Hope Rocks, that is was well

received and thanked the Board for their support and feels that roots have been established for future events. He is looking forward to one of the Village's largest events, the Cheese Festival, to be held this Sunday with over 160 vendors. The South Pond Dredging is due to begin on or about October 15th and almost complete by the end of the year. Mayor Dwyer is looking into the expense to have the North Pond included and hopes to have the support of our local Senators. Monday, September 11th is the 9/11 ceremony beginning at 6pm, a most poignant day for the Village and all of America.

Trustee Behringer said the Youth Police Academy had a great week and the Police Department Back to School Drive collected 95 backpacks, filled them and handed them out to the community.

Trustee Karl stated a meeting was held this morning with the Town of Monroe to discuss water concerns. It was very productive. Alan Prince is finishing up at the reservoir. It looks good and the reservoir is full or close to it.

ATTORNEY'S REPORT:

Nothing to report.

PUBLIC COMMENT: _____ **# PRESENT 0** _____ **TIME: 8:35PM**

No public comment.

EXECUTIVE SESSION:

On a motion by Trustee Behringer, seconded by Trustee Karl, and carried, following a 5-minute recess, the Board convened in Executive Session at 8:35PM for discussion of Personnel.

OPEN SESSION:

On a motion by Trustee Behringer, seconded by Trustee Karl, and carried, the Open Meeting resumed at 10:15PM.

ADJOURNMENT:

On a motion by Trustee Behringer, seconded by Trustee Karl and carried, no further business, the meeting was adjourned at 10:15PM.

Respectfully Submitted,

Kimberly Zahra
Village Clerk

LAW OFFICE OF ELIZABETH K. CASSIDY, PLLC
7 GRAND STREET
WARWICK, NEW YORK 10990
P: 845.987.7223 | F: 888.549.3886
WWW.EKCASSIDYLAW.COM

September 5, 2023

Mayor Neil Dwyer and Village Board of Trustees
Village of Monroe
7 Stage Road
Monroe, NY 10950

Re: Village of Monroe Comprehensive Plan and Zoning Amendments
Our File: 328-003

Dear Mayor Dwyer and Trustees:

This office represents the Village of Monroe Planning Board. Please allow this letter to serve as the Planning Board's comments to the following Introductory Local Laws:

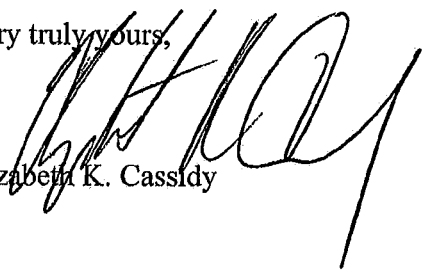
1. Introductory Local Law 5 of 2023 (Places of Worship)
2. Introductory Local Law 6 of 2023 (Architectural Review)
3. Introductory Local Law 11 of 2023 (Commercial Vehicles)
4. Introductory Local Law 12 of 2023 (Building Height/FAR)
5. Introductory Local Law 13 of 2023 (Light Industrial District)
6. Introductory Local Law 14 of 2023 (GB Bulk Regulations)
7. Introductory Local Law 15 of 2023 (General Map Changes)
8. Introductory Local Law 16 of 2023 (Mixed Use Multi-Family CB District)
9. Introductory Local Law 17 of 2023 (Multifamily Conversions)
10. Introductory Local Law 18 of 2023 (Out of Character Homes)
11. Introductory Local Law 19 of 2023 (Urban Residential Multifamily)

For each local law, the Planning Board has prepared an analysis applying the statutory considerations set forth in the Village of Monroe Zoning Code § 200-77 which are enclosed. Each document was individually approved by the majority vote of the Planning Board on August 22, 2023.

With respect to Introductory Local Law 10 of 2023 (Illegal Residential Occupancy), the Planning Board discussion focused on the practicality of enforcement.

Should you have any questions, please do not hesitate to contact our office.

Very truly yours,


Elizabeth K. Cassidy

EKC/cc
Enclosure

Local Laws

ILL 5 of 2023 – Village of Monroe Place of Worship and Schools Local Law

This local law was previously referred to the Planning Board. Upon the advice of the Village Planner that the structure of the law was to change, the Planning Board reserved comment until the changes were made.

1. Whether the change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.

The purpose of the proposed local law is to better regulate places of worship, particularly in the residential zones where large gatherings may interrupt residential areas particularly with traffic. This is consistent with intent of the existing residential zones in the Monroe Zoning Code.

2. Which areas, land uses, buildings and establishments in the Village will be directly affected by such change and in what way they will be affected.

The proposed changes will affect properties throughout the Village with the greatest impacts on properties within the various residential zones. Places of worship with congregations in excess of 15 people will be impacted.

The law also alters the supplementary regulations applying to non-residential uses within residential zones (SR20, SR10, UR-W and UR-M). Non-residential uses outside of places of worship may be impacted. It is anticipated that this impact will be relatively modest as there are very few non-residential uses permitted in these zones.

3. The indirect implications of such change in its effect on other regulations.

None identified at this time

4. Whether such proposed amendment is consistent with the aims of the comprehensive plan?

The Village has introduced amendments to the comprehensive plan simultaneously with the introduction of this and other local laws. The Comprehensive Plan identifies that places of worship and schools have used buildings that are not suitable under fire code. It appears that the proposed legislation seeks to ensure appropriate siting of such uses to ensure conformity with both the building and fire code as well as the intent of the zoning code.

5. Other comments

The board held a discussion about the proposed authority to modify bulk standards by 3 percent. After discussion, the Board recognized that that 3 percent, in most instances represents a de minimis deviation and further recognized that the Planning Board had discretion to exercise such authority,

Local Laws

III 6 of 2023 – Architectural Review Changes

Whether the change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.

The proposed local law imposes architectural review for historic properties as well as proposed homes which exceed the thresholds as set forth in the proposed Out of Character Homes Local Law. Under the existing zoning, these projects would not be subject to architectural review and could significantly alter a neighborhood's character. The further strengthens architectural review by requiring deviations from approved renderings to return to the Planning Board.

Which areas, land uses, buildings and establishments in the Village will be directly affected by such change and in what way they will be affected.

The modifications to the applicability will apply to proposed residences that meet certain historical criteria or exceed the thresholds for out of character homes.

The modifications requiring renderings to be appended to the site plan will affect any use subject to architectural review.

The indirect implications of such change in its effect on other regulations.

The proposed changes will slightly alter the architectural review process.

Whether such proposed amendment is consistent with the aims of the comprehensive plan?

The draft comprehensive plan seeks to preserve the character of historic neighborhoods in and around Monroe's Historic District. This additional layer of architectural review gives the Village an opportunity to review proposed new homes and modifications to existing historical homes to ensure they do not negatively impact the surrounding neighborhood. The proposed local law implements procedure. The Planning Board requests that the Village adopt design guidelines with clear depictions of acceptable architectural features to be used in architectural review.

Local Laws

III 11 of 2023 – Commercial Vehicles

Whether the change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.

Restrictions on commercial vehicles stored in residential zones is generally consistent with the purpose and intent of the Village's residential zones.

Which areas, land uses, buildings and establishments in the Village will be directly affected by such change and in what way they will be affected.

These changes will only affect properties within the SR-10, SR-20, and UR-M. The Planning Board notes that if both this local law and the proposed local law establishing the UR-W district are adopted, UR-W should also be included as a zone in which commercial vehicles are regulated.

The indirect implications of such change in its effect on other regulations.

The Village Board might consider a slight revision to the local law to ensure that contractors working on a residential home are not found in violation during the course of their work or a delivery.

The Planning Board had a lengthy discussion as to the potential impact of the local law on a resident who may drive their work vehicle and park it at their home. The proposed specifications appear to allow for the parking of one standard cargo van and panel trucks used by contractors. Some members felt that there should be absolutely no commercial vehicle parking, while others felt that there should be a degree of allowance for homeowners to park their work truck.

Whether such proposed amendment is consistent with the aims of the comprehensive plan?

The draft Comprehensive Plan does not contain a specific goal with respect to parking of commercial vehicles. With that said, the Comprehensive Plan contains repeated references to strengthening the character of the Village's residential neighborhoods and seeks to regulate non-residential uses located in a residential district (See H.2.5.1). The Plan also contains a recommendation to strengthen noise regulations (See H.2.1.2) which can be applied to commercial vehicles which are often more noisy than passenger vehicles.

Local Laws

ILL 12 of 2023 – Building Height and FAR Clarification

The Planning Board recommends adoption of Introductory Local Law 12 of 2023

Whether the change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.

As with the Out of Character Dwellings Local Law, this local law seeks to amend definitions addressing, height, floor area ratio (FAR), basements and livable floor area to better reflect the intent of the existing massing regulations such as building height and floor area ratio. The Village has experienced applications which seek to circumvent mass regulations with the use of fill. This local law is intended to limit such applications.

Which areas, land uses, buildings and establishments in the Village will be directly affected by such change and in what way they will be affected.

The proposed local law will impact all zoning districts as the definitions of height, story and grade plane apply to both residential and commercial uses. The proposed local law will have a greater impact on residential dwellings as Floor Area Ratio, Livable Floor Area only apply to residential structures.

The indirect implications of such change in its effect on other regulations.

None identified at this time.

Whether such proposed amendment is consistent with the aims of the comprehensive plan?

The proposed local law is in conformity with recommendation H.2.4.2 of the 2023 draft comprehensive plan which provides that 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.

Additional comments:

Definition of basement refers to any floor and does not reference above or below grade. Was that intended?

Local Laws

ILL 13 of 2023

Whether the change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.

The proposed local law creates a light industrial zone which appears to be a modification of the General Business District. The stated intent is to reduce the number of "high traffic" uses.

Which areas, land uses, buildings and establishments in the Village will be directly affected by such change and in what way they will be affected.

This will directly affect the Route 208 corridor but will also have indirect effect on the surrounding area with respect to traffic.

The indirect implications of such change in its effect on other regulations.

None identified at this time.

Whether such proposed amendment is consistent with the aims of the comprehensive plan?

The draft comprehensive plan recommends limiting area along 208 to heavy commercial, industrial, warehousing and office uses. Upon review of some of the uses such as postal facility and veterinary clinic, the Planning Board questions whether such permitted uses achieve a reduction in traffic as suggested.

The Planning Board noted that the nature and intensity of uses is not truly representative of a light industrial zone and suggested that an alternate name be utilized which better describe the zoning district.

Local Laws

III 14 of 2023 – General Business Changes

The Planning Board recommends the adoption of Introductory Local Law 14 of 2023.

Whether the change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.

The proposed local law is a limited revision of the existing GB zoning district to require that all uses (with the exception of religious assembly) have a minimum lot size of at least 20,000 square feet which is the minimum standard for vast majority of uses in the GB zoning district.

Which areas, land uses, buildings and establishments in the Village will be directly affected by such change and in what way they will be affected.

These changes will affect the three uses identified in the proposed local law. It will not prohibit existing homes and businesses on undersized lots as they will be permitted to continue as a pre-existing non-conformity. It will simply prevent the creation of smaller lots in a zone where lots are generally larger to attract commercial businesses which by their very nature are larger in scale.

The indirect implications of such change in its effect on other regulations.

None identified.

Whether such proposed amendment is consistent with the aims of the comprehensive plan?

The proposed comprehensive plan recommends that the Village should promote larger commercial uses along the NYS Route 17M corridor that cannot be accommodated in the downtown. See GOAL E2, objective 2.

Local Laws

ILL 15 of 2023 – Village of Monroe General Zoning Map Changes Local Law of 2023

Whether the uses permitted by the proposed change would be appropriate in the area concerned.

The proposed changes to the zoning map appear to better align existing conditions with zoning districts in the Village's code (i.e. zoning existing small residential to SR-10).

As a result of such change, whether adequate school facilities or other public facilities and services, including roads, exist or can be created to serve the needs of any additional residences or other uses likely to be constructed.

Section 4 – GB to CB

This single lot revision moves the lot from the more intense GB district into the CB which better aligns with the nearby residential areas. Given the small size of the lot, together with the location, uses requiring significant public services are less likely. Moreover, this lot is already improved with a veterinary practice which is in conformity with the CB zoning district.

Section 5 – GB to SR-10

These lots are in close proximity to existing SR-10 residential development in each direction. Although one lot is an existing auto repair business, it will be permitted to continue as a non-conforming use. Were it to remain GB, other business uses which may not be compatible with the residential development would be permitted. Leaving that one business lot as GB would create an "island of GB." Given the existing development, an increased need for schools and public services is unlikely.

Section 6 – SR-20 to SR-10

This zone change is simply to reflect the existing conditions of the neighborhood and no increased need for public services is likely.

Section 7 – CB to SR-10

Again, this zone change merely reflects the existing predominant character of Maple Avenue which is residential. Under the CB zoning designation, these homes could be redeveloped into more intensive commercial uses potential requiring greater police and fire service.

Section 8 – CB to SR 10

This merely reflects the current conditions and would not result in an increased need for public services.

Section 9 – VR

This is village recreational which will not require additional school facilities.

Whether the proposed change is in accord with any existing or proposed plans in the vicinity.

The proposed map changes merely seek to align the zoning with the existing developed conditions.

The effect of the proposed amendment upon the growth of the Village as envisioned by the Comprehensive Plan.

The proposed map changes mirror existing growth patterns and are consistent with the 2023 draft comprehensive plan.

Whether the proposed amendment is likely to result in an increase or decrease in the total residential capacity of the Village and the probable effect thereof.

The proposed amendments are not likely to result in any significant increase or decrease as the proposed changes affect areas that are already largely developed. Even if these areas were redeveloped, the proposed zoning designations will not result in significantly increased housing.

Local Laws

III 16 of 2023 – Mixed Use Multifamily

Whether the change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.

The Planning Board finds that the proposed changes to the multifamily regulations are consistent with the intent of the Central Business (CB) zoning district. The district is intended to promote a historic downtown core which has mixed use, specifically businesses on ground floors and apartments on the upper floors. The proposed changes further that effort. The current multifamily regulations (see § 200-49.2) do not apply neatly to projects within the CB zone as they do not reflect the mixed-use character of the downtown core.

Which areas, land uses, buildings and establishments in the Village will be directly affected by such change and in what way they will be affected.

These changes will affect the buildings within the CB zoning district. Although the changes prevent the construction of pure multifamily buildings, the changes better reflect the existing development patterns within the CB district.

The indirect implications of such change in its affect on other regulations.

None identified.

Whether such proposed amendment is consistent with the aims of the comprehensive plan?

The proposed comprehensive plan recommends that the Village should continue to allow for apartments over retail in the downtown. Specifically, the plan recommends that new multifamily housing be focused in the CB district. See the recommendations as set forth in Goal H1.

Local Laws

III 17 of 2023 – Multifamily conversions

Whether the change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.

The Planning Board is in agreement with the stated rationale that there are very few instances of successful multifamily conversions within the Village. The code still contains opportunities for the development of multifamily development such as multifamily over commercial in the CB zoning district and the UR-W zoning district.

Which areas, land uses, buildings and establishments in the Village will be directly affected by such change and in what way they will be affected.

These changes will only affect properties within the CB district and the UR-M districts.

The indirect implications of such change in its effect on other regulations.

None identified.

Whether such proposed amendment is consistent with the aims of the comprehensive plan?

The proposed comprehensive plan recommends that the Village should discourage the reuse of existing large homes for multifamily residences. Specifically, recommendation H.2.2.1 states,

There exist residential areas of the Village that are less maintained and present aesthetic challenges to the quality of existing adjoining neighborhoods. The 2014 Plan identified some of these areas 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. 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 example of a successful, well-maintained multi-family conversion. In response to this, this plan recommends disallowing multi-family conversion of single-family homes anywhere in the Village.

Local Laws

ILL 18 of 2023 – Out of Character Dwellings

The Planning Board recommends adoption of the proposed local law.

Whether the change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.

There have been multiple examples throughout the Village where a landowner has sought to create larger houses than would otherwise be permitted using excessive grading. For example, applications have been made which seek to artificially increase the grade height, effectively making the second floor of a home, the first floor of the home. The proposed local law triggers further review by the planning board to have greater control over the siting of such homes as well as architectural review to better ensure harmony with the surrounding neighborhood.

Which areas, land uses, buildings and establishments in the Village will be directly affected by such change and in what way they will be affected.

The proposed local law will affect single family dwellings in the SR-10 and SR-20 zoning districts. Again, should an applicant elect to exceed the thresholds set forth in the local law, additional review would be required. Applicants who are able to remain within the thresholds would be permitted to construct single family homes as of right upon the issuance of a building permit.

The indirect implications of such change in its effect on other regulations.

No indirect implications were identified.

Whether such proposed amendment is consistent with the aims of the comprehensive plan?

The proposed local law implements recommendation H.2 4.3 which provides that the Village should "Prohibit excessive site grading where such is proposed for the purpose of building taller structures that would not normally be permitted in the district."

Local Laws

ILL 19 of 2023 – Urban Residential Multifamily

This proposed local law seeks to eliminate the UR-M zoning from vacant lands within the Village and establishes the UR-W (Urban Residential – Workforce housing) and accompanying regulations.

With respect to the text changes:

Whether the change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.

The proposed local law represents a modest shift from the existing multifamily zoning scheme. The proposed local law seeks to focus redevelopment of multifamily housing in a blighted area of the Village. The lands currently zoned for UR-M which are vacant will be redeveloped as SR-10. The shift further focuses on the creation of middle housing directed at Monroe's workforce.

Which areas, land uses, buildings and establishments in the Village will be directly affected by such change and in what way they will be affected.

The proposed zone changes affect relatively few parcels in the Village. The affected parcels will still be able to be developed as SR-10.

The indirect implications of such change in its effect on other regulations.

None identified.

Whether such proposed amendment is consistent with the aims of the comprehensive plan?

The board notes Recommendation H.1.2.1 contained within the comprehensive planning. The Planning Board defers to the Village Board's findings as to sufficiency of housing under the proposed zoning changes and draft comprehensive plan.

As to the map changes:

Whether the uses permitted by the proposed change would be appropriate in the area concerned.

The areas of UR-M that adjoin existing residential areas have rezoned SR-10. Areas which adjoin GB, have been included in the adjoining GB zoning district. The Planning Board finds that these zone changes are appropriate for the areas concerned.

We note that from our review of "The Q" project, the one area designated to be GB has environmental constraints and developing multifamily in any really quantity would be challenging.

With respect to the UR-W zoning at Evergreen Court, the Planning Board was of two differing opinions. Some members were of the opinion that UR-W is appropriate in that area while others were of the opinion that housing in such close proximity to Route 17M was not appropriate.

As a result of such change, whether adequate school facilities or other public facilities and services, including roads, exist or can be created to serve the needs of any additional residences or other uses likely to be constructed.

The proposed changes are more likely to result in a decreased need for services from the existing zoning. With that said, projects in the GB zoning district will require a full SEQR analysis as to impacts on public services prior to approval.

Whether the proposed change is in accord with any existing or proposed plans in the vicinity.

Again, we note the recommendation for the reduction of UR-M as set forth in the draft Comprehensive Plan (see recommendation H.1.2.1).

The effect of the proposed amendment upon the growth of the Village as envisioned by the Comprehensive Plan.

The Planning Board finds that the proposed amendment better manages growth to be more sustainable.

Whether the proposed amendment is likely to result in an increase or decrease in the total residential capacity of the Village and the probable effect thereof.

Given the relatively small percentage of the lands affected by the change, the potential buildout under current zoning versus the potential buildout under the proposed zoning is not likely to be significant.