

**VILLAGE OF MONROE**  
**LOCAL LAW 8 of 2023**

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

Section 1. Title.

This local law shall be known and may be cited as “Amendment to the Village of Monroe Architectural Review” zoning law.

Section 2. Legislative Purpose.

The Village of Monroe Board of Trustees finds that Section 200-73, titled, “Architectural review,” should be amended to expand the Planning Board’s architectural review authority to special permit approvals in order to conform the section to the Village’s Comprehensive Plan, which seeks to maintain the character of the Village and protect historic structures and buildings from modification inconsistent with the historic nature of the structures and buildings.

Section 3. Enabling Authority.

The adoption of this Local Law is in accordance with Section 10 of the New York Municipal Home Rule Law.

Section 4. Amendments to Chapter 200 of the Village of Monroe Code.

Subsections C(2), “Applicability,” of Section 200-73, “Architectural review,” of Chapter 200, “Zoning,” of the Village of Monroe is hereby amended as follows (additional text is underlined, removed text is ~~struck~~):

- (1) The requirements of this chapter shall apply to any building or structure requiring site plan or special permit approval and/or a building permit application for exterior alterations or additions which change the existing shape or design of a nonresidential building or structure, or any application for a building permit for exterior changes to the shape or design of a building previously approved by the Planning Board; and any buildings, structures and alterations in subdivisions consisting of five lots or more.
- (2) The requirements of this chapter shall not apply to permits issued for the construction of or alteration or addition to a single-family or two-family dwelling, and construction of or alteration to any accessory buildings or structures of a single-family or two-family dwelling, except where the single-family or two-family dwelling is located within the Village of Monroe Historic District or is listed or eligible to be listed on the New York State Register of Historic Places.

- (3) The Planning Board, in reviewing subdivisions, planned unit developments, multiple-family dwellings and site plans, shall require the developer or owner of the project to submit its plans for development of the land, including the type of buildings to be constructed, the location of the buildings on the proposed site, ~~and the type of architectural renderings and samples of the architectural materials to be used on the building or structure, including impervious surface materials.~~ After reviewing the plans of the development and making an on-site inspection, the Planning Board shall submit its recommendations for the development to the developer or owner of the project, which architectural recommendations may be made a condition of the Planning Board's final approval for a given development.

Subsections E, "Approval of plans and specifications required," and F, "Certificate of occupancy," of Section 200-73, "Architectural review," of Chapter 200, "Zoning," of the Village of Monroe is hereby amended as follows (additional text is underlined, removed text is ~~struck~~):

- E. Approval of plans and specifications required. In cases where the Planning Board's review and approval is required hereby, the Planning Board shall append the architectural renderings, materials and material specifications approved and shall require conformance to same as a condition of approval. Any deviation from the approved architectural renderings or materials shall require an amendment to the approval by the Planning Board. The Building Inspector shall not issue a building permit until the Planning Board has approved the plans and specifications for a building or alteration in accordance with this section. The applicant for a building permit shall submit to the Building Inspector such plans, renderings, materials and specifications as he may require for the purposes hereof.
- F. Certificate of occupancy. The Building Inspector shall not issue a certificate of occupancy upon completion of the building or alteration unless he finds that such building or alteration is completed in conformance with the plans, renderings, materials and specifications approved by the Planning Board for which ~~he approved prior to issuing a~~ issued the building permit.

#### Section 5. Repeal, Amendment, and Supersession of Other Laws.

All other Resolutions, Ordinances or Local Laws of the Village of Monroe which conflict with the provisions of this Local Law are hereby superseded or repealed to the extent necessary to give this Local Law force and effect.

#### Section 6. Severability.

If any section, part or provision of this local law or the application thereof to any person, property or circumstance is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the section, part, provision or application directly and expressly adjudged invalid and shall not affect or impair the validity of the remainder of this local law or the application thereof.

Section 7. Effective Date.

This Local Law shall take effect immediately upon filing in the office of the New State Secretary of State in accordance with Section 27 of the New York Municipal Home Rule Law.