

VILLAGE OF MONROE
INTRODUCTORY LOCAL LAW 14 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 the Village of Monroe General Zoning Map Changes Local Law of 2023.

Section 2. Legislative Purpose

This Local Law is intended to implement Goal H2 of the 2023 Village of Monroe Comprehensive Plan, *“SAFEGUARD MONROE’S EXISTING STABLE RESIDENTIAL NEIGHBORHOODS, AND IMPROVE AND ENHANCE MARGINAL AREAS, ESPECIALLY AREAS OF INVESTMENT CONVERSIONS.”*

The Village of Monroe Board of Trustees finds that several solidly residential neighborhoods exist within the Village that are zoned for purposes other than consistent with their residential character and use. This includes residential neighborhoods predominantly along the periphery of the Central Business District. Such zoning, contrary to the predominantly single-family detached character of these areas, may serve as a disincentive to maintaining the quality of the dwellings in these neighborhoods, and encourage alternative uses inconsistent with this residential character. The intent of this Local Law is to rezone these areas to reflect the current residential use of these neighborhoods.

With regard to the General Business District on Spring Street, it is noted that the lots in this area, despite having been zoned for GB for some time, remain 66% single-family with only two commercial uses. One lot adjacent to the CB district at the west end of this GB District is used as a pet services facility – a use which would be allowed in the neighboring CB district. On the east end of this district is a long-established auto-repair business. While the Village Board believes that this established business should be allowed to continue, subject to the conditions of an existing non-conforming use, it finds that this location is not conducive to operation of an auto repair business. The area is the site of frequent disorderly parking of vehicles in the required front yard which is not permitted, encroaching onto neighboring residential lots, within the shoulder of the public right-of-way, and at times in the travel way of the right-of-way. Additionally, the lot is kept in a condition of general disrepair and is a blighting influence on adjacent residential dwellings in the neighborhood.

With regard to the SR-20 District along Prospect Street, this was an area that has been determined to be developed at SR-10 density, with lots ranging from 10,000 square feet to 15,000 square feet and only a few homes meeting the 20,000 square feet lot area requirement of the SR-20. In acknowledgment of this, the homes along Prospect Street and the area immediately to the west are proposed to be rezoned to SR-10 to eliminate excessive non-compliance.

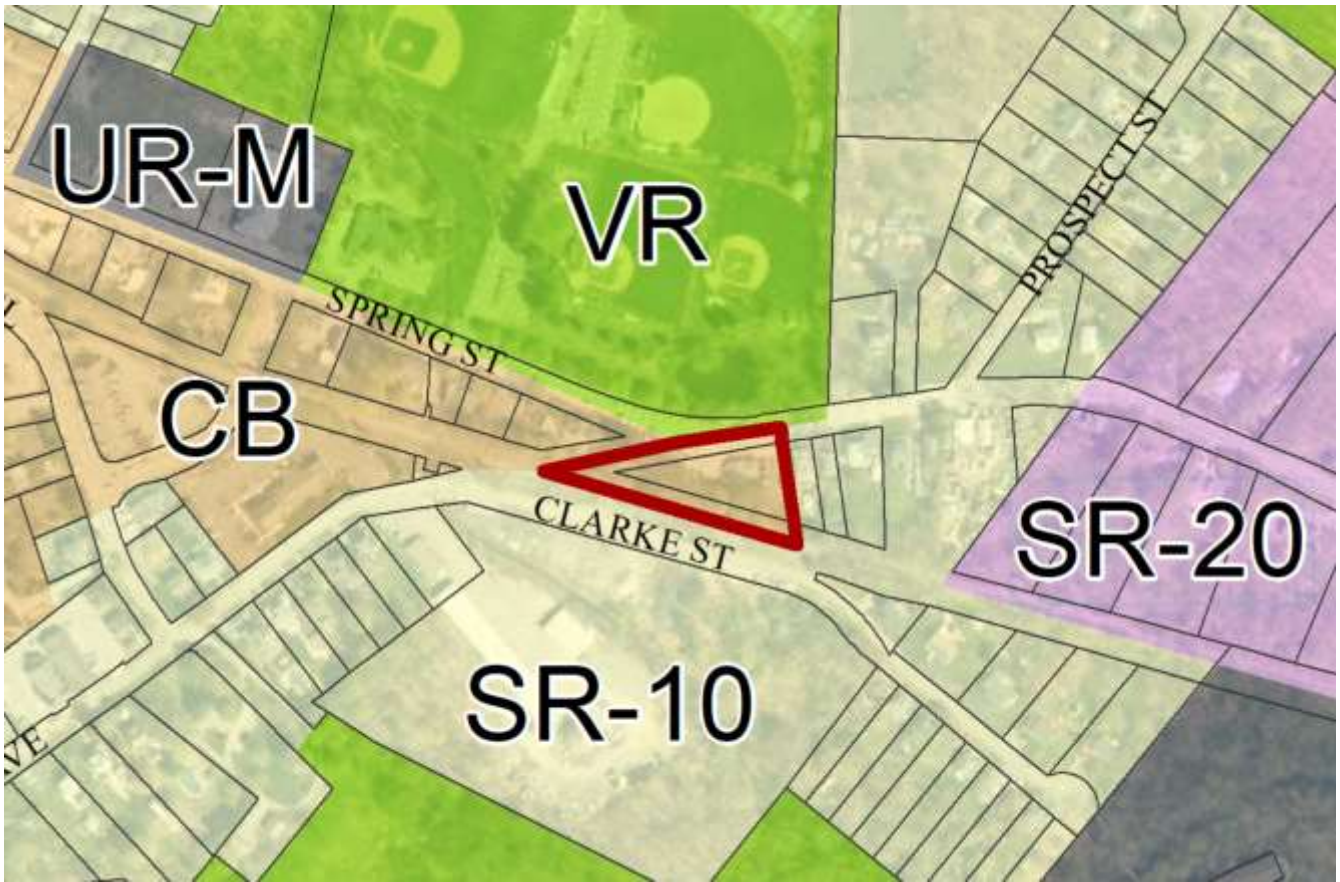
Lastly, a single parcel annexed from the unincorporated Town of Monroe does not have a designated zoning district shown on the Village Zoning Map. This lot is dedicated parkland, was intended to expand the adjacent Smith Clove Park, and therefore meets the objectives and intent of the VR zone.

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. Amending the Zoning Map to rezone one lot located in the GB District into the adjacent CB District.

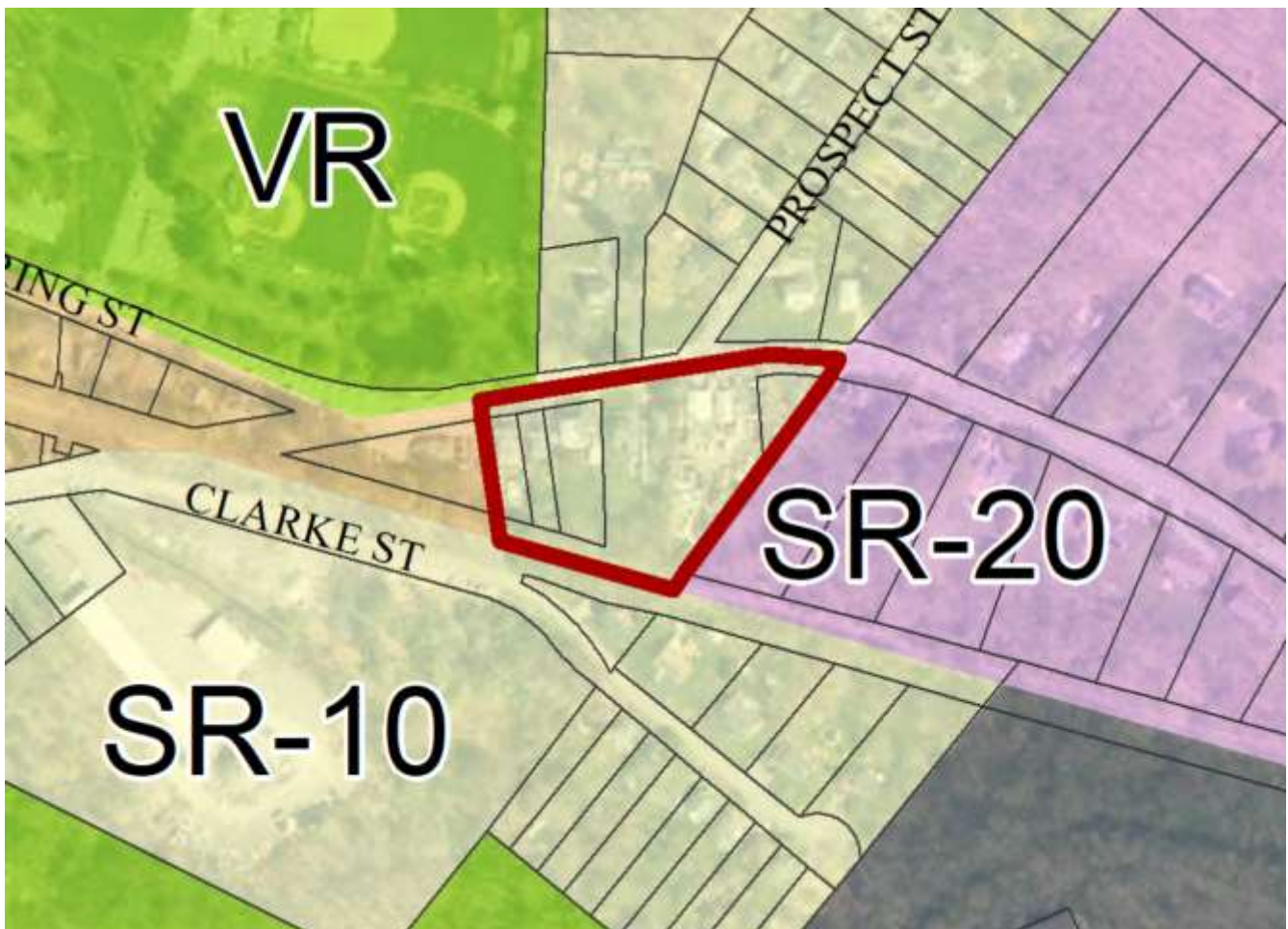
The lot identified as 213-1-6 on the Town of Monroe Tax Map, is hereby rezoned from GB to CB as shown in the map below outlined in red.



Section 5. Amending the Zoning Map to rezone remainder of GB on Spring Street to SR-10.

The following lots as designated on the Town of Monroe Tax Map, currently zoned GB, are hereby rezoned to SR-10, as shown on the map below outlined in red.

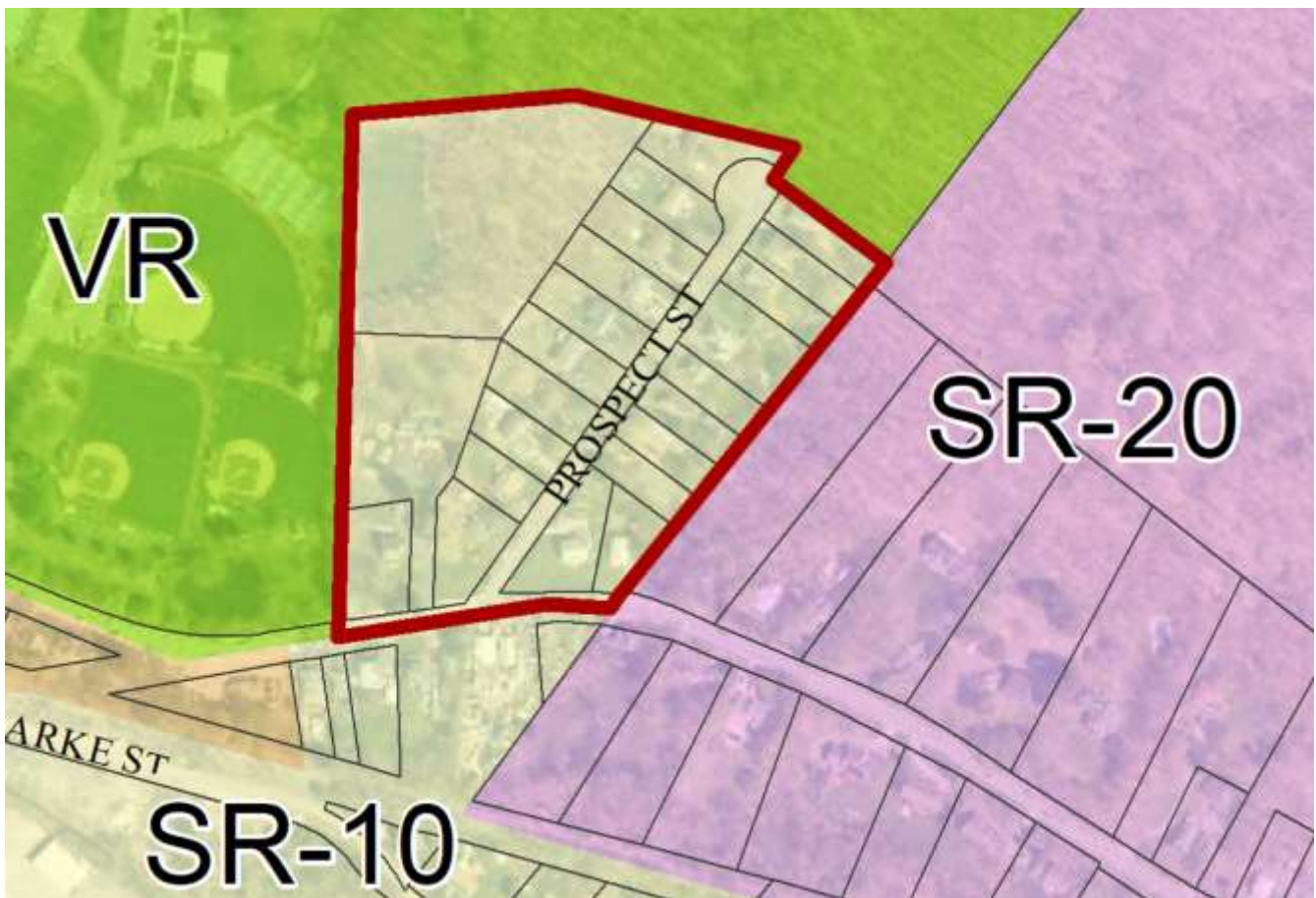
- 213-1-7
- 213-1-8
- 213-1-9
- 213-1-10
- 213-1-11
- 213-1-12
- 213-1-13



Section 6. Amending the Zoning Map to rezone the SR-20 along Prospect Street to SR-10.

The SR-20 district along Prospect Street and the lots to the west, that is comprised of the following lots as designated on the Town of Monroe Tax Map, is hereby rezoned to SR-10, as shown outlined in red on the map below.

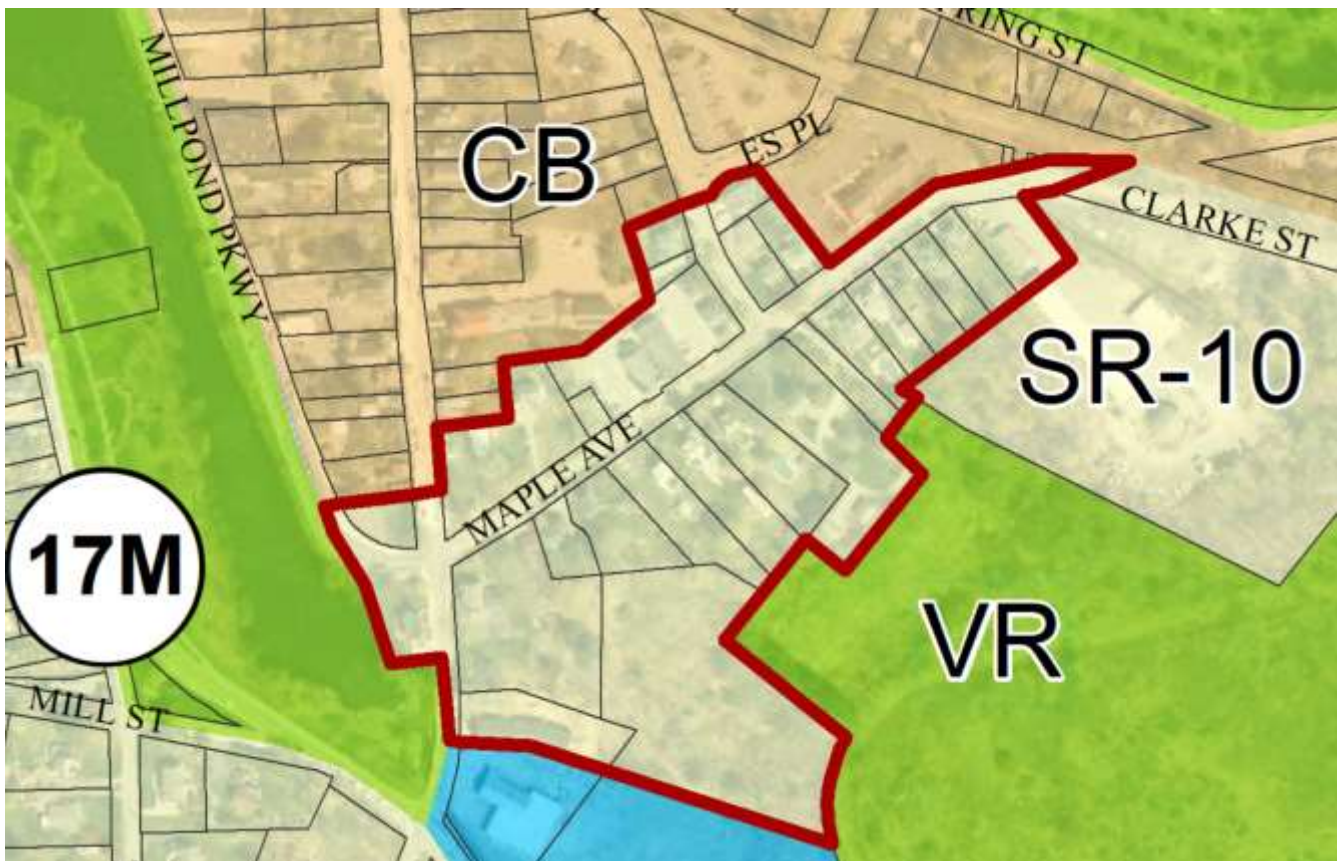
- 208-1-2.1
- 208-1-2.2
- 208-1-2.3
- 208-1-2.6
- 208-1-2.41
- 208-1-2.42
- 208-1-2.43
- 208-1-2.44
- 208-1-2.45
- 208-1-2.46
- 208-1-2.47
- 208-1-2.48
- 208-1-2.49
- 208-1-3
- 208-1-4
- 208-1-5
- 208-1-6
- 208-1-7
- 208-1-8
- 208-1-9.1
- 208-1-9.2
- 208-1-10
- 208-1-11



Section 7. Amending the Zoning Map to rezone the CB District along Maple Avenue to SR-10.

The portion of the CB District comprised of lots with frontage on Maple Avenue (with the exception of the funeral home at 117 Mapes Place), lots with frontage on Carpenter Place south of Mapes Place, the single home on the west side of Stage Road south of Millpond Parkway, the most southerly lot between Millpond Parkway and Stage Road and the land locked parcel located to the rear of 300 Stage Road (McGarrah’s Inn) that is comprised of the following lots as designated on the Town of Monroe Tax Map, is hereby rezoned to SR-10 as shown outlined in red on the map below.

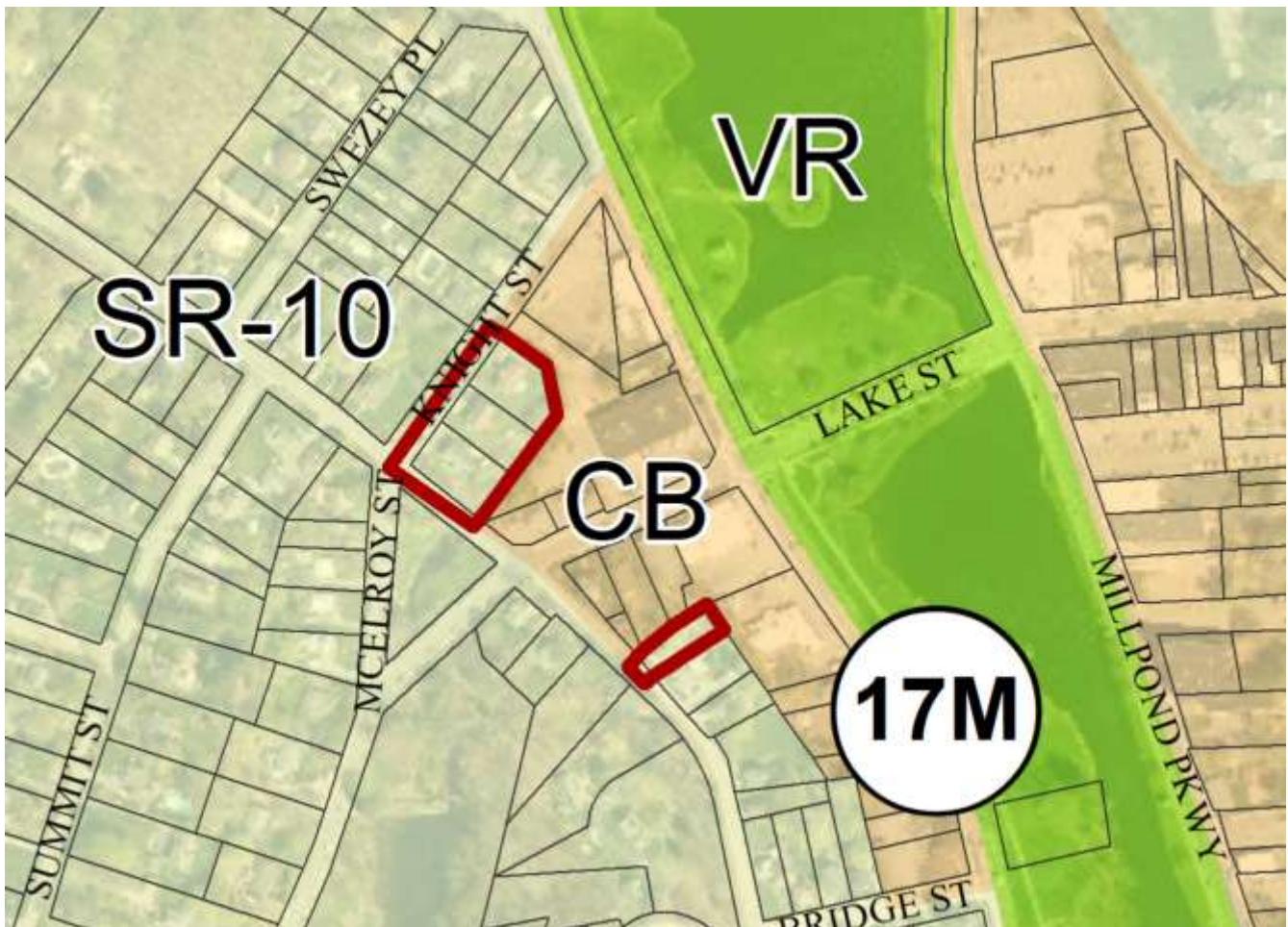
- 212-3-3
- 212-6-7.13
- 212-6-7.21
(small part
of)
- 212-6-9.2
- 212-6-10.1
- 212-6-11.1
- 212-7-14
- 213-1-29.12
- 213-1-31
- 213-1-32.21
- 213-1-33
- 213-1-34
- 213-1-35
- 213-1-36
- 213-1-37
- 213-1-38
- 213-1-39
- 213-1-40
- 213-1-41
- 213-1-42
- 213-1-43
- 213-1-44
- 213-1-47
- 213-1-48
- 213-1-49



Section 8. Amending the Zoning Map to rezone four lots on the periphery of the CB District west of Route 17M to SR-10.

The single-family detached residential lots zoned CB that are located on Knight Street and High Street and are designated on the Town of Monroe Tax Map as follows, are hereby rezoned to SR-10 as shown outlined in red on the map below.

- 206-4-11
- 206-4-12
- 206-4-14
- 212-2-20



Section 9. Amending the Zoning Map to designate the zoning district for a recently annexed lot as VR.

The lot located on Schunnemunk Street and Forest Avenue designated on the Town of Monroe Tax Map as 202-3-3.22, is hereby zoned to VR as shown outlined in red on the map below.



Section 10. 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 11. 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 12. Effective Date.

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