

VILLAGE OF MONROE
LOCAL LAW 16 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 Multifamily Conversions Local Law of 2023.

Section 2. Legislative Purpose

This Local Law is intended to implement the recommendations of the 2023 Village of Monroe Comprehensive Plan, which recommends:

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.

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. Changes to Table of District Uses and Bulk Regulations of the Zoning Local Law.

The entire row corresponding to the use, “Commercial to Residential Conversions” as listed in “Attachment 1 Table of District Uses and Bulk Regulations, CB District” is hereby deleted.

The entire rows corresponding to the uses, “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” is hereby deleted.

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Ordinances or Local Laws of the Village of Monroe which conflict with the provisions of this Local Law are hereby superseded or repealed to the extent necessary to give this Local Law force and effect.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 York State Secretary of State in accordance with Section 27 of the New York Municipal Home Rule Law.