



Village of Monroe

7 Stage Road, Monroe, NY 10950

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VILLAGE OF MONROE PUBLIC HEARING

AMENDMENTS TO COMPREHENSIVE PLAN AND INTRODUCTORY LOCAL LAWS 4, 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, AND 19 OF 2023.

PLEASE TAKE NOTICE THAT, during its September 5, 2023 Board Meeting the Village of Monroe Board of Trustees authorized a continuation of the Public Hearing to be scheduled on Thursday, September 14, 2023 at 7:00 PM in the Boardroom of the Village Hall, 7 Stage Road, Monroe, NY for public review and input of the Amended Comprehensive Plan and proposed Introductory Local Laws that seek to implement the goals of said Plan:

Local Law #4 of 2023 – Village of Monroe Landmarks Preservation, which 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.

Local Law #5 of 2023 – Village of Monroe Place of Worship and Schools, which 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.

Local Law #6 of 2023 – Amendment to the Village of Monroe Architectural Review, which 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.

Local Law #10 of 2023 – Village of Monroe Illegal Residential Occupancy, which 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

Mayor

Neil S. Dwyer

Trustees

Debra Behringer

Andrew Ferraro

John Karl, III

Martin O’Connor

Clerk

Kimberly Zahra

Treasurer

Anthony Feliz

Attorney

Alyse Terhune

Building Department

James F. Cocks,
Building Inspector

Police Department

Darwin Guzman, Chief

Department of Public Works

783-8341

Water Department

782-8341 ext. 122

Planning Board

Jeff Boucher, Ch.

Zoning Board of Appeals

Paul S. Baum, Ch.

Village Historian

Linda Burroughs

which the building department can presume an illegal conversion and imposes civil and criminal penalties upon conviction of same.

Local Law #11 of 2023 – Village of Monroe Parking of Commercial and Oversized Vehicles and Equipment, which regulates commercial vehicle parking and storage on any lot in the SR-20, SR-10, or UR-M zoning districts.

Local Law #12 of 2023 – Village of Monroe Building Height and FAR Clarification, which refine 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.

Local Law #13 of 2023 – Village of Monroe Light Industry District, which 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.

Local Law #14 of 2023 – Village of Monroe Revisions to the General Business (GB) Zoning Bulk Regulations, which establishes a minimum floor area per tenant space for any new commercial buildings constructed within the Village but outside of the downtown (CB District).

Local Law #15 of 2023 – Village of Monroe General Zoning Map Changes, which amends the zoning map to rezone one lot (SBL 213-1-6) located in the GB District into the adjacent CB District.

Local Law #16 of 2023 – Village of Monroe Mixed-Use Multifamily in the CB District, which establishes a new use “Mixed-Use Multifamily Over Commercial,” in the Commercial Business (CB) District, with accompanying bulk and special permit requirements.

Local Law #17 of 2023 – Village of Monroe Multifamily Conversions, which 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.”

Local Law #18 of 2023 – Village of Monroe Out of Character Dwellings, 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.

Local Law #19 of 2023 – Village of Monroe Urban Residential-Multifamily, which eliminates Urban Residential-Multifamily districts from vacant lands and lands that have not been approved or developed for multifamily or single-family attached residences.

A copy of the Amended Comprehensive Plan and all Local Laws are available for review at the Village Hall and are posted to the Village website.

All persons interested in the Amended Comprehensive Plan and proposed Local Laws may appear in person or by agent. All written communications should be addressed to Mayor Neil S. Dwyer and received prior to the Public Hearing.

**BY ORDER OF THE BOARD OF TRUSTEES
VILLAGE OF MONROE
KIMBERLY ZAHRA
VILLAGE CLERK**

Dated: September 5, 2023