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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

Local Referring Board: Village of Monroe ZBA

Applicant: Joseph Indig

Project Name: Indig Fence Variance

Proposed Action: Area Variance to permit existing 6' tall privacy fence (100% solid) in front yard setback where 4' fence with 50% transparency is allowed. Property is on a corner, fence is at side and rear of the house, and is needed for pool in backyard

Reason for County Review: Within 500 feet of the Town of Monroe/Village of Monroe boundary

Date of Full Statement: August 18, 2026

Referral ID #: MOV 04-26M

Tax Map #: 232-1-12

Local File #: none provided

Comments:

The Planning Department has reviewed the submitted materials regarding the appeal for an area variance. While the Zoning Board of Appeals must weigh the local issues in balancing the needs of the appellant with the potential impacts on the surrounding area, it does not appear that intermunicipal or countywide impacts would result if the board finds that granting relief is warranted in this matter.

County Recommendation:

Local Determination

Date: August 20, 2026

Prepared by: Megan Tennermann, AICP, Planner



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As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at www.orangecountygov.com/planning.