

**WORKSHOP MEETING
WEDNESDAY, JANUARY 13, 2021 @ 7:00 PM
PROPOSED LOCAL LAW TO ESTABLISH FAR (FLOOR AREA RATIO) FOR SINGLE FAMILY
DETACHED DWELLINGS & TWO FAMILY DWELLINGS**

Due to the COVID-19 pandemic and Governor Cuomo's Executive Order No. 202.1, a workshop held by the Board of Trustees was held on Wednesday, January 13, 2021 beginning at 7:00 PM via ZOOM videoconferencing. Although there was no physical location, the workshop was deemed to be conducted in the Boardroom of the Village Hall, 7 Stage Road Monroe, NY. Village Planner Ted Fink was present to discuss with the Board Floor Area Ration Zoning Changes.

Although open to the public, public comment was not permitted.

Present: Mayor Dwyer; Trustees Alley, Behringer, Houle and Karl
Also present: Attorney Terhune & Village Clerk Baxter

On a motion by Trustee Houle, seconded by Trustee Karl, with all in favor, the workshop was opened at 7:04 PM.

Mayor Dwyer stated that since the last workshop, they have started to work on a concept that Village Planner Ted Fink had introduced to them, form based zoning. The Village is going to try and marry the two, and try to create an increase in yield that is sustainable and keeps the character of the community, at the same time, respects the increase and how it should look rather than two big boxes.

Village Planner Ted Fink walked the Board through a presentation that laid out the steps of amending the possible zoning changes and followed up on other items that they talked about back when the Board held a workshop in November. Mr. Fink commented that many communities have very successfully both of those approaches to try and gain some greater control over these out-scale, out of character residential dwellings that are in demand in many communities.

Mr. Fink stated that whether Board decides to go with integrating the floor area ratio and form based code, there are a number of steps that need to be taken as far as the zoning is concerned, with the first one and the most important one, is the Village's Comprehensive Plan. Mr. Fink noted that the comprehensive plan does establish some housing policies, one of which is to consider the use of form based zoning, but there is nothing in the comprehensive plan about adopting a floor area ratio as part of the zoning, which he stated is a little concerning. Mr. Fink added that there doesn't have to specific policy within the zoning that says the Village should establish floor area ratios, but he thinks consistency with the comprehensive plan is important.

Mr. Fink reviewed the zoning amendment process with the Board through the various presentation slides and explained that all zoning amendments must follow NYS Planning & Zoning law and how it pertains to the Village of Monroe and its comprehensive plan. Mr. Fink stated that there are 21 discrete steps in the zoning amendment process that must be followed exactly and reviewed the checklist with the Board, explaining the process. Mr. Fink added that SEQR is the biggest part of the zoning process and usually what people use to challenge zoning changes and emphasized the importance of getting that part right. It is important to work very closely with the Village Attorney to ensure that the process is being followed correctly.

Mr. Fink fielded questions from the Board members and discussed some modifications to the proposed local law that could be added, specifically tightening up the schedule for the larger lots in the Village. Attorney Terhune was asked to forward the prior schedules on to Mr. Fink and he would see where reductions could be made. Mr. Fink stated that he could review the current version of the law and make some recommendations and have that ready in a month's time if they wanted to schedule another workshop meeting. It may take a bit longer if they wanted him to include some of the form based code. Mayor Dwyer asked Mr. Fink to review some of the definitions that they discussed as well and then provide the Board with an updated iteration of the law. After that they would schedule another workshop. The Board was in agreement as to how they should proceed.

On a motion by Trustee Behringer seconded by Trustee Houle, with all in favor, the workshop was closed at 8:27 PM.

To hear the entire text of this workshop, please reference the audio on file in the Village Clerk's office.