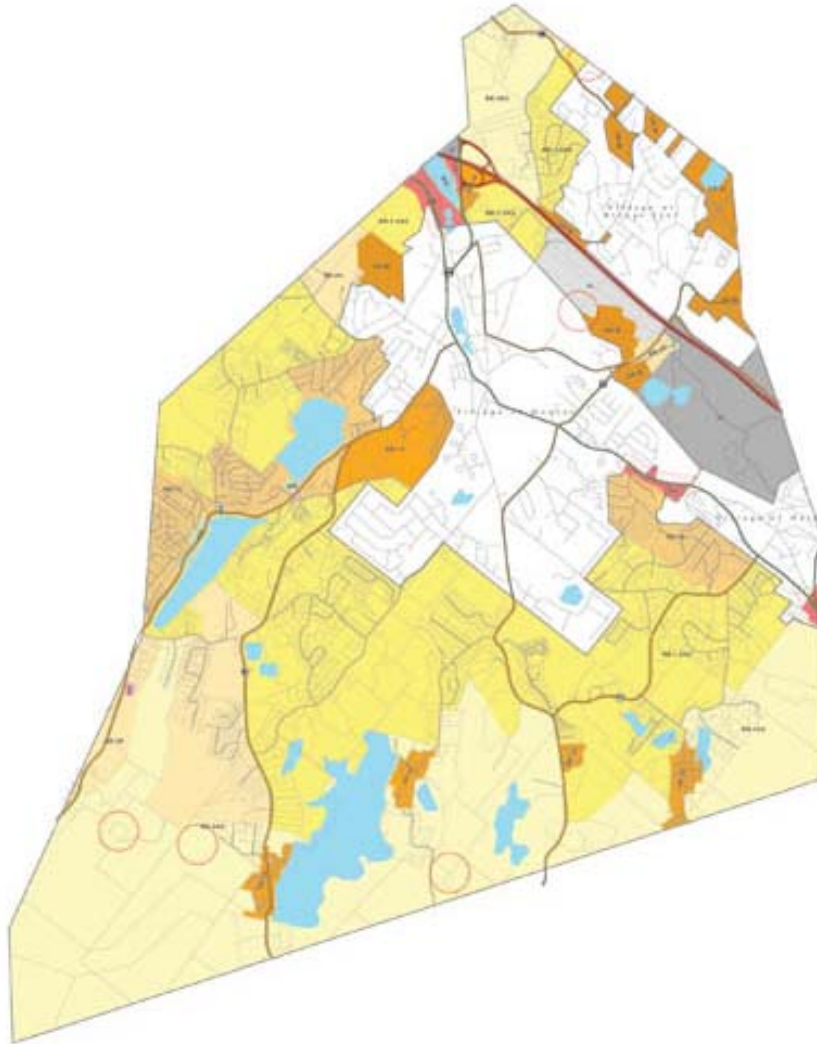


Review of Surrounding Land Use and Zoning Village of Monroe Comprehensive Plan



Prepared By:

Turner Miller Group
planning consensus community

February 16, 2012

Surrounding Land Uses and Zoning

The Village is surrounded by the Town of Monroe on almost all sides. One small edge in the east side of the Village, from Route 17M to the Orange County Heritage Trail, is bordered by the Village of Harriman. The land along this border in Harriman is zoned General Business (B-2). This is consistent with the Village of Monroe's zoning in this area which is also zoned General Business (GB). The extension of Route 17M in the Town is also Zoned General Business and is consistent with the Village of Monroe's General Business Zoning.

Town zoning districts bordering the Village are mainly residential with a range of permitted densities including their one acre, Rural Residential Zoning (RR-1) District, Suburban Residential (SR-20, 15 and 10) Zoning Districts and two Urban Residential Multi-family (UR-M) Districts. Areas to the South and west of the Village are generally one-acre zoning and lower densities. The exception to this is the area of Center Hill Road south to Cedar Heights Road and Mine Road and containing the Monroe-Woodbury Bus Garage. This area is SR-10 and allows consistent with 10,000 square feet single-family lots. The reason for this area of higher density is not clear.

There are several multifamily areas bordering the Village of Monroe in the Town. One Multi-family district is off County Route 105, adjacent to SR-20 zoned land in the Village, and has a recently approved Clustered Townhouse Development known as Bald Hill with 112 units (36 age restricted) just before the overpass of Route 6/17. It lies between the "Quickway" and the Village Boundary. A matching multifamily zone corresponding with Lamplight Village is just opposite County 105 from this site. A third multifamily zone is located off of Gilbert Street and corresponds with the Villages UR-M zone currently under applicaiton by Smith Farm.

Land north of the Village between the Village boundary and Route 17/ 86 in the vicinity of Larkin Drive is zoned Industrial.

There currently exists a large amount of vacant land surrounding the Village.

