

# Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County  City  Town  Village  
(Select one.)

of Monroe

Local Law No. 6 of the year 2024

A local law Amending Ch. 57 (Zoning) to Authorize Building and Landscape Material Storage in the  
(Insert Title)  
GB District Subject to a Special Permit

Be it enacted by the Town Board of the  
(Name of Legislative Body)

County  City  Town  Village  
(Select one.)

of Monroe as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. 6 of 2024 of the ~~(County)(City)(Town)(Village)~~ of Monroe was duly passed by the Town Board on September 3, 2024, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*

**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted on \_\_\_\_\_ 20  , in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

\* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

**5. (City local law concerning Charter revision proposed by petition.)**

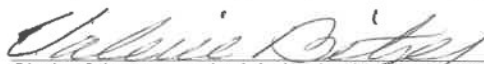
I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

**6. (County local law concerning adoption of Charter.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

  
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: September 9, 2024

(Seal)

**TOWN OF MONROE**  
**LOCAL LAW NO. 6 OF THE YEAR 2024**

A LOCAL LAW AMENDING CHAPTER 57 (ZONING) TO AUTHORIZE BUILDING AND  
LANDSCAPE MATERIAL STORAGE IN THE GB DISTRICT.

**BE IT ENACTED** by the Town Board of the Town of Monroe by authority of Article 2, §10 of the Municipal Home Rule Law, as follows:

**Section 1:** **Legislative findings.** The Town Board of the Town of Monroe hereby finds and declares:

- A. Building or landscape materials storage yards are currently only permitted in the HI District, a district of very limited size in the Town.
- B. There are several landscape and other existing contractor businesses within the Town, that require a site to store equipment and materials in connection with their business operations.
- C. The GB District already allows bottled gas distribution stations and automotive service stations, uses that traditionally store equipment or vehicles outdoors as a customary accessory use.
- D. With reasonable controls on noise, odors, visibility, and groundwater protection, building and landscape materials storage yards could be adequately accommodated in the GB District.

**Section 2:** **Modifying the GB Schedule of District Regulations.** Chapter 57 (Zoning) Article IV (Districts; Zoning Map; Schedule) §57-10(Schedule of Use Regulations) Attachment 1:8 “General Business District” is hereby amended to add the following to Column 4 (Special Uses Subject to Authorization and Site Plan Approval by the Planning Board):

*12) Building or landscape materials storage yard (§57-13V)*

**Section 3:** **Modifying the HI Schedule of District Regulations.** Chapter 57 (Zoning) Article IV (Districts; Zoning Map; Schedule) §57-10(Schedule of Use Regulations) Attachment 1:10 “Heavy Industry District” is hereby amended to modify Column 4 (Special Uses Subject to Authorization and Site Plan Approval by the Planning Board) to read as follows:

*6) Building or landscape materials storage yard (§57-13V)*

**Section 4:** **Establishing Special Use Permit Standards for Building or Landscape materials storage yard.** Chapter 57 (Zoning) Article IV (Special Uses) §57-13(Individual Standards for Certain Uses) is hereby amended to add the following subsection:

*V. Building or landscape materials storage yard.*

- 1. The provisions of §57-51 shall be complied with, and the storage yard shall be considered a wholesale business for the purpose of interpreting the provisions of §57-51S.*

2. *The Planning Board shall ensure that appropriate vegetation exists, supplemental screening is provided, or such other measures are employed to obscure views of stored materials and equipment from any public right-of-way or residential district.*
3. *All heavy equipment and vehicles over one ton to be stored outside shall be stored on a concrete pad or other impervious surface designed to capture automotive chemicals and hydraulic fluids and keep such fluids from leeching into underlying soils.*
4. *Any compost, manure, mulch or other organic materials or chemicals shall not be stored within 100 feet of a property line and the Planning Board shall ensure that any such materials are stored in a manner and subject to operating protocols designed to minimize odors, reduce fire danger, and prevent leeching of nitrogen into underlying soils.*
5. *Heavy equipment over one ton, shall only be operated (including loading and unloading of equipment onto trailers) on site between the hours of 7:00 AM and 9:00 PM, prevailing time, weekdays and between the hours of 9:00 AM and 9:00 PM, prevailing time Saturdays and Sundays. Further, where within 1,500 feet of a school, library, park, day care, group home for disabled persons, nursing home or retirement community, the Planning Board shall impose further restrictions to ensure that such facilities are not unreasonably impacted by noise.*

**Section 5. Severability.** If any clause, provision, or phrase of the aforementioned sections, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, or phrase, which shall remain in full force and effect.

**Section 6. SEQRA.** This action is a Type 1 action under SEQRA and the Town Board has determined that this action will not result in any adverse impacts on the environment and therefore an environmental impact statement need not be prepared and a negative declaration was issued.

**Section 19. Effective date.** This local law shall take effect immediately upon filing with the Secretary of State.