



FINAL Generic Environmental Impact Statement

Proposed Adoption of the 2017 Comprehensive Plan Update and Chapter 57 Zoning Amendments

Town of Monroe, Orange County, New York



October 2017



**FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT
(FGEIS)**

FOR THE

**PROPOSED ADOPTION OF THE 2017 COMPREHENSIVE PLAN
UPDATE AND CHAPTER 57 ZONING AMENDMENTS**

Town of Monroe

SEQRA Classification: Type I Action

Lead Agency: Town of Monroe Town Board
Contact Person: Mary Ellen Beams, Town Clerk
c/o Monroe Town Hall 1465 Orange Turnpike
Monroe, NY 10950

Prepared by: Nelson, Pope & Voorhis, LLC
Contact Person: Bonnie Franson, AICP CEP, PP
156 Route 59, Suite C6
Suffern, NY 10901
845-368-1472 x 105

Orange County, New York

Date the FGEIS was accepted by the Lead Agency: **October 16, 2017**

The FGEIS is available for public review on the Town of Monroe website:

<https://www.monroeny.org/index.php/doc-center/comprehensive-plan>

October 2017

i

TABLE OF CONTENTS

	<u>Page No.</u>
1.0 INTRODUCTION.....	1-1 1.1
Purpose of the FGEIS	1-1 1.2
Organization of this Document	1-2
2.0 DESCRIPTION OF THE PROPOSED ACTION	2-1
2.1 Introduction	2-1
2.2 Study Area Description and Location	2-1
2.3 Project Background, Public Need, Objectives, and Benefits	2-2
2.4 Description of the Proposed Action and Revisions Since Preparation of the DGEIS	2-7
2.5 Required Reviews, Permits and Approvals	2-9
3.0 COMMENTS AND RESPONSES	3-1
3.1 General Comments.....	3-2
3.2 Description of the Proposed Action	3-3

3.3	Demographic Trends – Population, Housing and Income	3-9
3.4	Natural Resources	3-10
3.5	Land Use and Zoning	3-13
3.6	Historic and Scenic Resources	3-15
3.7	Utilities	3-15
3.8	Transportation	3-15
3.9	Community Services and Facilities	3-16
3.10	Adverse Impacts Which Cannot be Avoided If the Action is Implemented	3-16
3.11	Irreversible and Irrecoverable Commitment of Resources	3-16
3.12	Growth Inducing Aspects	3-16
3.13	Alternatives to the Proposed Action	3-16
3.14	Future Site Specific Proposals	3-17

List of Tables

2-1	Size Comparison of Existing to Proposed Zoning	2-2
2-2	Reviews, Permits, and Approvals Required	2-10
3-1	Comments on the DGEIS.....	3-1

APPENDICES

A. SEQRA Documents

B. Public Comments