

# 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 Monticello

Local Law No. 9 of the year 20 25

A local law Adding Section 280-59, "PUD-Planned Unit Development" in the Village of  
*(Insert Title)*

Monticello

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

County  City  Town  Village

*(Select one:)*

Of Monticello

as follows:

Please see page 5

**(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. 9 of 20 25 of the  
(County)(City)(Town)(Village) of Monticello was duly passed by the  
Board of Trustees on July 18, 20 25, in accordance with the applicable  
*(Name of Legislative Body)*  
provisions of law.

**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  
\_\_\_\_\_  
*(Name of Legislative Body)* on \_\_\_\_\_ 20 \_\_\_\_\_, and was (approved)(not approved)  
(repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted  
*(Elective Chief Executive Officer\*)*  
on \_\_\_\_\_ 20   , in accordance with the applicable provisions of law.

**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  
\_\_\_\_\_  
*(Name of Legislative Body)* on \_\_\_\_\_ 20 \_\_\_\_\_, and was (approved)(not approved)  
(repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20 \_\_\_\_\_.  
*(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  
\_\_\_\_\_  
*(Name of Legislative Body)* on \_\_\_\_\_ 20 \_\_\_\_\_, and was (approved)(not approved)  
(repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20 \_\_\_\_\_. Such local  
*(Elective Chief Executive Officer\*)*  
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.

\* 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.)**

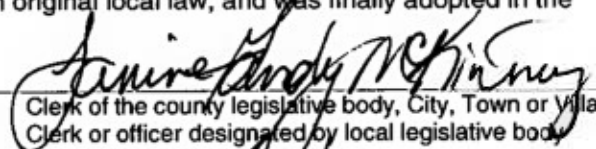
I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20 \_\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority 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: 8/15/25



(Seal)

**§ 280-59. Planned Unit Development District No. 1 - Hamilton Road**

**A. Establishment.**

Planned Unit Development District No. 1 - Hamilton Road is hereby established in accordance with § 280-40.1 of the Village of Monticello Code providing for Amendments.

**B. Boundary and description.**

The boundary and description of Planned Unit Development District No. 1- Hamilton Road is fully set forth in the schedule titled "Boundary and Description" which is annexed hereto and made a part hereof. The boundary and description are further shown on a Development Plan for Planned Unit Development District No. 1 - Hamilton Road, which is annexed hereto and made a part hereof.

**C. Purpose.**

The purpose of this § 280-59 is to help implement the Town of Thompson - Village of Monticello Comprehensive Plan, 1999 by providing for flexible, integrated and coordinated planned unit development promotes orderly and traditional mixed-use development responsive to the needs of the community while protecting the health, safety and welfare of both residents of the development and the surrounding neighborhood.

**D. Permitted principal uses.**

1. Residential structures consisting of one-family, two-family and multifamily dwellings.
2. Offices, retail stores and service as defined herein, not exceeding 50,000 square feet in footprint and limited to such uses that are primarily intended to serve the needs of Planned Unit Development District No. 1 - Hamilton Road.
3. Community and religious buildings.

**E. Permitted accessory uses.**

1. Recreational facilities, including playgrounds, playhouse facilities, swimming pools or other related recreational or community facilities.
2. Fences and storage sheds located upon single-family lots in subdivisions within the PUD meeting the same requirements as govern the placement of fences and sheds elsewhere in the Village, with the exception that solid fences of no greater than four (4) feet in height may be permitted in front yards.
3. Porches and decks and other storage facilities in accordance with the development plan for Planned Unit Development District No. 1- Hamilton Road.

**F. Development standards.**

The locations of all buildings, roadways and other improvements and the general layout within

Planned Unit Development District No. 1 - Hamilton Road shall be substantially in accordance with the Development Plan annexed hereto. Subdivision Plans or Site Plans hereinafter approved by the Village of Monticello Planning Board may incorporate minor modifications from the Development Plan, provided the following development standards are met.

1. Residential density shall not exceed eight (8) dwelling units per gross acre for the total area encompassed by Planned Unit Development District No. 1- Hamilton Road.
2. Maximum building coverage for Planned Unit Development District No. 1- Hamilton Road as a whole shall not exceed 30%.
3. No residential buildings shall be any higher than forty-five (45) feet and no commercial structure shall exceed sixty-five (65) feet in height.
4. No yard shall be less than 25 feet in depth, although decks and porches may extend a maximum of five (5) feet into any yard.
5. No residential structure shall exceed 160 feet in length.
6. All multi-family residential building facades shall incorporate variations in depths for units to improve architectural appearance.
7. No dwelling unit shall be less than six-hundred (600) square feet in floor area, except that studio and one-bedroom units shall not be less than three-hundred fifty (350) square feet in floor area,.
8. One automobile parking space shall be required for each dwelling unit. The Planning Board may also require additional overflow parking to service amenities. One automobile parking space shall also be required for each 400 square feet of nonresidential building area.

**G. Streets and utilities**

1. Interior streets shall be designed and constructed in accordance with the requirements of the Village of Monticello's road specifications under the observation of the Village Engineer. Fees and charges incurred by the Village for consultation, field review and approvals and road dedication shall be paid by the developer. Street and drainage systems are subject to the inspection and inspection approval of the Village Department of Public Works.
2. All utility services shall be installed under the observation of the Village Engineer and shall be underground, including water and sewer distribution lines, electric service and television cable service.
3. Drainage of surface water shall be designed and constructed in accordance with an approved stormwater pollution prevention plan.

4. The entire development must be connected to the Village of Monticello sewage treatment and water supply systems pursuant to Department of Environmental Conservation (DEC) and New York State Department of Health regulations in accordance with the plans accepted by the Village Engineer and under the Village Engineer's observation with respect to design and installation.

**H. Maintenance of portion of property under single ownership.**

All property, other than single-family building lots and/or dwellings, which may be sold, shall be in common ownership and shall be owned by, and be the responsibility, of the developer and successors thereto, or, alternatively, a homeowners' association, condominium owners' association or a cooperative, all legal provisions for which shall be subject to review by the Village Attorney prior to presentation to the Attorney General of the State of New York.

**I. Approval by Village Planning Board**

1. Unless otherwise specifically provided herein, and to the extent that they are not inconsistent with this § 280-59, all provisions of the of the Village of Monticello Code shall apply to Planned Unit Development District No. 1- Hamilton Road. Preliminary Subdivision and/or Site Plans shall be required for all elements and shall be submitted in significant part within five (5) years of the date of adoption of this§ 280-59 or approval of the same shall automatically be revoked.
2. All improvements necessary to serve any dwelling units or other buildings open to the public shall be installed or financially guaranteed as provided in the Village of Monticello Code prior to the sale of any lots or the occupancy of any structures, which sale and/or occupancy shall require Final Subdivision and/or Site Plan Approval as a prerequisite. The developer shall submit a phasing plan for this purpose and shall have five (5) years from the date of Preliminary Approval for any phase to secure Final Approval for such phase

**J. Authorization to change Official Zoning Map.**

The Village Clerk is hereby authorized and directed to change the Official Zoning Map of the Village of Monticello by designating thereon Planned Unit Development District No. 1 - Hamilton Road hereby established.