

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. 7 of the year 2025

A local law Authorizing Cannabis Sales in the B1 & B2 Zone with a Special Use Permit

(Insert Title)

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

County City Town Village

(Select one.)

of Monticello as follows:

The B1 & B2 Zoning will be amended to read as such:

1. The zoning code shall be altered and amended to delete retail operations selling cannabis and/or cannabis-based products from those uses eligible for a special permit in any zone other than B-1 and B-2
2. Within the B-1 and B-2 zones, retail operations selling cannabis and/or cannabis-based products may not be located within 500 feet of any school or house of worship.
3. The Village Board requests that the Cannabis regulations mirror those of the Liquor Local Law.

(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. 7 of 2025 of the (County)(City)(Town)(Village) of Monticello was duly passed by the Board of Trustees on November 20, 20 24, 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) *(Name of Legislative Body)* (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 _____ on _____ 20 ____, and was (approved)(not approved) *(Name of Legislative Body)* (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 _____ on _____ 20 ____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20 ____ *(Elective Chief Executive Officer*)* 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.

* 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

Janine M. Kinney
Date: 6/6/25

HEATHER BROWN
COMMISSIONER



TELEPHONE: (845) 807-0527
EMAIL: PLANNING@SULLIVANNY.US
WEBSITE: WWW.SULLIVANNY.GOV

HEATHER JACKSY
DIRECTOR

SULLIVAN COUNTY
DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & ENVIRONMENTAL MANAGEMENT
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET, PO BOX 5012
MONTICELLO, NY 12701

December 26, 2024

Mayor Rochelle Massey
Village of Monticello Village Board
2 Pleasant Street
Monticello, NY 12701

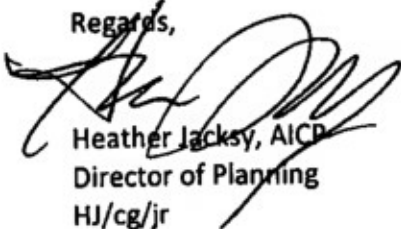
RE: **MON24-03: Local Law #11 of 2024 – Cannabis Regulations**
GML-239 County Review

Dear Mayor Massey:

The following review has been conducted in accordance with GML §239-l, -m & -n.:

- I. **Project description:** Cannabis regulations in the B1 and B2 Zone with a Special Use Permit. The zoning code shall be altered and amended to delete retail operations selling cannabis and/or cannabis-based products from those uses eligible for a special use permit in any zone other than B1 and B2. Within the B1 and B2 zones, retail operations selling cannabis and/or cannabis-based products may not be located within 500' of any school or house of worship. The Village Board requests that the cannabis regulations mirror those of the Liquor Local Law.
- II. **Applicant:** Village Board of Trustees
- III. **Geographic qualification:** Municipal Boundary (Thompson)
- IV. **Agency referrals:** Town of Thompson- No Comments
- V. **Anticipated Intermunicipal and/or Countywide Impacts:** None
- VI. **Recommendation:** Local Determination
- VII. **Technical Comments:** None

Regards,



Heather Jacksy, AICP
Director of Planning
HJ/cg/jr

cc: Amanda Ward, Legislator, District 8

attachment: 1. Report of Final Local Action

Please be advised that the Board is required by Sections 239-l, m and n of the General Municipal Law to provide a report of its final action within thirty days of such action to the Sullivan County Division of Planning, Community Development & Environmental Management with regard to this application. To facilitate this process, a form to report such action is enclosed.

SULLIVAN COUNTY
DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & REAL PROPERTY
GENERAL MUNICIPAL LAW REFERRAL
REPORT OF FINAL LOCAL ACTION

Section 239 of the General Municipal Law of the State of New York requires that, within thirty days of final municipal action on a zoning matter which has been reviewed by the Sullivan County Division of Planning, Community Development & Environmental Management, the municipal body having jurisdiction must file a report of the final action it has taken with the Division. This form can serve as that report.

NAME OF MUNICIPALITY: Village of Monticello

NAME OF MUNICIPAL AGENCY: Village Board

NAME OF APPLICANT: Board of Trustees

TYPE OF REFERRAL:

- Amendment of Zoning Ordinance or Map
- Rezoning Special Use Permit Use Variance
- Site Plan Area Variance Subdivision

FINAL MUNICIPAL ACTION:

- Approved Denied
- Approved subject to the following conditions:

If the municipal body having jurisdiction has acted contrary to the recommendation of the Sullivan County Division of Planning, Community Development & Environmental Management, please attach a resolution setting forth the reasons for such contrary action. Please note that Section 239 of the General Municipal Law also requires that such contrary action must be adopted by a vote of a majority plus one of all the members of the municipal body.

Please email this form to the Sullivan County Division of Planning, Community Development & Environmental Management at planning@sullivanny.us. Thank you for your cooperation.