

Tuesday, April 15, 2025

Town of Monroe Planning Board Regular Meeting

TOWN OF MONROE, NEW YORK

Town Hall

1465 Orange Turnpike

Monroe, NY 10950

6:30 PM

1. Welcome

Subject :	1.1 Roll Call
Meeting :	Apr 15, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Action, Discussion
Subject :	1.2 Point out Fire Exits
Meeting :	Apr 15, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural
Subject :	1.3 Pledge of Allegiance
Meeting :	Apr 15, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural

2. Public Hearing

Subject :	2.1 Nick Gordon - (0220-2023) SBL # 3-1-25 18 Stairway, Monroe, NY
Meeting :	Apr 15, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	2. Public Hearing
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to open the public hearing for this application.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to close the public hearing.

Motion by Pat Shea, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to declare this application a Type II Action.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to to direct our attorney to prepare a resolution for the May 2025 meeting.

Motion by Jeff Manson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

3. Returning Projects

Subject :	3.1 Paul Reiser (0239-2025) SBL # 3-1-26 20 Stairway, Monroe NY
Meeting :	Apr 15, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	3. Returning Projects
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to classify this project as a Type II action.

Motion by Pat Shea, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to schedule a public hearing for this application on May 20, 2025 at 6:30 pm or as soon thereafter.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to authorize our attorney to prepare a draft resolution of approval for the May 20th meeting.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Subject :	3.2 O&R (0237-2025) SBL # 1-2-43 Off Forest Ave, Monroe, NY
Meeting :	Apr 15, 2025 - Town of Monroe Planning Board Regular Meeting

Category : 3. Returning Projects
Type : Action, Discussion
Recommended Action : BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to appoint Greg Fleisher from Capital Environment as a Wetland Scientist.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to acknowledge that we are lead agency.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to schedule a public hearing on May 20, 2025 at 6:40 pm or soon thereafter.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to refer this project to OCDP for GML review.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

Subject : 3.3 127 Seven Springs Rd Subdivision (0204-2022)
SBL # 1-1-41.2

Meeting : Apr 15, 2025 - Town of Monroe Planning Board
Regular Meeting

Category : 3. Returning Projects

Type : Action, Discussion

Recommended Action : BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to extend the approval for 127 Seven Springs Subdivision for 90 days until July 10, 2025.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

4. Admin

Subject :	4.1 Pallotti Village
Meeting :	Apr 15, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	4. Admin
Type :	Action, Discussion

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to declare their intent to be lead agency for Pallotti Village site plan amendment application.

Motion by Jeff Manson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea

5. Minutes

Subject :	5.1 June 13, 2024
Meeting :	Apr 15, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	5. Minutes
Type :	Action, Discussion
Subject :	5.2 September 12, 2024
Meeting :	Apr 15, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	5. Minutes
Type :	Action, Discussion
Subject :	5.3 September 17, 2024
Meeting :	Apr 15, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	5. Minutes
Type :	Action, Discussion
Subject :	5.4 February 18, 2025
Meeting :	Apr 15, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	5. Minutes
Type :	Action, Discussion

6. Adjournment

Subject :	6.1 Adjourn Meeting
Meeting :	Apr 15, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	6. Adjournment

Type :

Action, Discussion

Recommended Action :

BE IT RESOLVED, that the Planning Board of the
Town of Monroe hereby

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adjourn.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea