

Thursday, May 8, 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 :	May 8, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Action, Discussion
Subject :	1.2 Point out Fire Exits
Meeting :	May 8, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural
Subject :	1.3 Pledge of Allegiance
Meeting :	May 8, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural

2. Returning Projects

Subject :	2.1 Target Expansion (0234-2024) SBL # 2-1-38 Bailey Farm Road, Monroe, NY
Meeting :	May 8, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	2. 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 adopt this resolution

Motion by Jeff Manson, second by J Louis Rivera.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak

Subject :	2.2 Tesla Charging Station at Target - (0232-2024) SBL # 2-1-38 128 Bailey Farm Rd, Monroe, NY
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Meeting : May 8, 2025 - Town of Monroe Planning Board Regular Meeting

Category : 2. 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 approve.

Motion by Pat Shea, second by J Louis Rivera.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak

Subject : 2.3 Walmart Expansion (0233-2024) SBL # 2-1-31.1
Larkin Dr., Monroe, NY

Meeting : May 8, 2025 - Town of Monroe Planning Board Regular Meeting

Category : 2. Returning Projects

Type : Action, Discussion

Subject : 2.4 Walmart Parking (0218-2024) SBL # 2-1-31.1
Larkin Dr., Monroe, NY

Meeting : May 8, 2025 - Town of Monroe Planning Board Regular Meeting

Category : 2. Returning Projects

Type :

Subject : 2.5 81 Raywood Drive Bias Properties (0228-2024) SBL # 43-1-11.3 Raywood Dr. Monroe, NY

Meeting : May 8, 2025 - Town of Monroe Planning Board Regular Meeting

Category : 2. 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 grant an extension for this project until November 9, 2025.

Motion by Jeff Manson, second by J Louis Rivera.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the amended resolution as Ms. Torre described.

Motion by Jeff Manson, second by Chairperson - Bonnie Franson.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak

Subject : 2.6 Ilona Bito (0226-2024) SBL # 22-2-1.2 122 Ludlam Road, Monroe, NY

Meeting : May 8, 2025 - Town of Monroe Planning Board Regular Meeting

Category : 2. Returning Projects

Type : Action, Discussion

Motion & Voting

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

Motion by Chairperson - Bonnie Franson, second by Pat Shea.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak

3. Minutes

Subject : 3.1 June 13, 2024

Meeting : May 8, 2025 - Town of Monroe Planning Board Regular Meeting

Category : 3. Minutes

Type : Action, Discussion

Subject : 3.2 July 11, 2024

Meeting : May 8, 2025 - Town of Monroe Planning Board Regular Meeting

Category : 3. Minutes

Type : Action, Discussion

Subject : 3.3 September 12, 2024

Meeting : May 8, 2025 - Town of Monroe Planning Board Regular Meeting

Category : 3. Minutes

Type : Action, Discussion

Subject : 3.4 September 17, 2024

Meeting : May 8, 2025 - Town of Monroe Planning Board Regular Meeting

Category : 3. Minutes

Type : Action, Discussion

Subject :	3.5 December 12, 2024
Meeting :	May 8, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	3. Minutes
Type :	Action, Discussion
Subject :	3.6 December 17, 2024
Meeting :	May 8, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	3. Minutes
Type :	Action, Discussion
Subject :	3.7 January 9, 2025
Meeting :	May 8, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	3. Minutes
Type :	Action, Discussion
Subject :	3.8 February 13, 2025
Meeting :	May 8, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	3. Minutes
Type :	Action, Discussion

4. Adjournment

Subject :	4.1 Adjourn Meeting
Meeting :	May 8, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	4. 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 Robert Garstak, second by J Louis Rivera.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera, Robert Garstak