

Tuesday, May 20, 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 20, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Action, Discussion
Subject :	1.2 Point out Fire Exits
Meeting :	May 20, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural
Subject :	1.3 Pledge of Allegiance
Meeting :	May 20, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural

2. Returning Projects

Subject :	2.1 Henry Farm (0201-2022) SBL # 29-1-2.52 Lakes Road & Camp Monroe, Monroe NY
Meeting :	May 20, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	2. Returning Projects
Type :	Action, Discussion
Subject :	2.2 Nick Gordon - (0220-2023) SBL # 3-1-25 18 Stairway, Monroe, NY
Meeting :	May 20, 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 this resolution for amended site plan special use permit for Nicholas Gordon as amended this evening.

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

Final Resolution: Motion Carries

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

Subject : 2.3 Mountain View Ave (0235-2025) SBL # 43-1-10 290
Mountain View Ave, Monroe, NY

Meeting : May 20, 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 assume lead agency status for 290 Mountain View a proposed subdivision.

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

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to set a public hearing for this subdivision and special permit application, subject to receipt of the color elevation architectural rendering information for June 17, 2025 at 6:30 or soon thereafter.

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

Final Resolution: Motion Carries

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

Subject : 2.4 81 Raywood Bias Properties (0228-2024) SBL # 43-
1-11.3 Raywood Dr, Monroe, NY

Meeting : May 20, 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 the Second Amended resolution of approval subject to revision that was just read by out attorney.

Motion by Chairperson - Bonnie Franson, second by J Louis Rivera.

Final Resolution: Motion Carries

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

3. Public Hearing

Subject : 3.1 Paul Reiser (0239-2025) SBL # 3-1-26 20
Stairway, Monroe NY

Meeting : May 20, 2025 - Town of Monroe Planning Board
Regular Meeting

Category : 3. 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 Paul Reiser 22 Stairway.

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

Final Resolution: Motion Carries

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

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, J Louis Rivera

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve this resolution for Paul & Dawn Reiser at 22 Stairway as amended.

Motion by Chairperson - Bonnie Franson, second by J Louis Rivera.

Final Resolution: Motion Carries

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

Subject : 3.2 O&R (0237-2025) SBL # 1-2-43 Off Forest Ave,
Monroe, NY

Meeting : May 20, 2025 - Town of Monroe Planning Board
Regular Meeting

Category : 3. 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 Orange & Rockland application off of Forest Avenue.

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

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to continue the public hearing until June 17, 2025 at 6:30 pm or soon there after.

Motion by Chairperson - Bonnie Franson, second by J Louis Rivera.

Final Resolution: Motion Carries

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

Subject :	3.3 Moses Hirsch (0231-2024) SBL # 1-1-11.21 47 Seven Springs Road, Monroe, NY
Meeting :	May 20, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	3. 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.

Motion by Jeff Manson, second by Pat Shea.

Final Resolution: Motion Carries

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

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to leave the public hearing open until June 17, 2025.

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

Final Resolution: Motion Carries

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

4. Minutes

Subject :	4.1 June 13, 2024
Meeting :	May 20, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	4. Minutes
Type :	Action, Discussion
Subject :	4.2 September 12, 2024
Meeting :	May 20, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	4. Minutes
Type :	Action, Discussion
Subject :	4.3 September 17, 2024
Meeting :	May 20, 2025 - Town of Monroe Planning Board Regular Meeting
Category :	4. Minutes

Type : Action, Discussion

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the September 17, 2024 minutes.

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

Subject : 4.4 February 18, 2025
Meeting : May 20, 2025 - Town of Monroe Planning Board
Regular Meeting
Category : 4. Minutes
Type : Action, Discussion

5. Adjournment

Subject : 5.1 Adjourn Meeting
Meeting : May 20, 2025 - Town of Monroe Planning Board
Regular Meeting
Category : 5. 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 J Louis Rivera.
Final Resolution: Motion Carries
Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, J Louis Rivera