

Tuesday, July 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

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

## 2. Public Hearing

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|----------------------|-----------------------------------------------------------------------------------|
| Subject :            | 2.1 81 Raywood Dr Lot # 3 (0238-2025) SBL # 43-1-11.3 Raywood Dr. Monroe, NY      |
| Meeting :            | Jul 15, 2025 - Town of Monroe Planning Board Regular Meeting                      |
| Category :           | 2. Public Hearing                                                                 |
| Type :               | Action, Discussion                                                                |
| Recommended Action : | BE IT RESOLVED, the Planning Board of the Town of Monroe hereby makes a motion to |

## Motion & Voting

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

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

Motion by Robert Garstak, second by Pat Shea.

Final Resolution: Motion Carries

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

BE IT RESOLVED, the Planning Board of the Town of Monroe hereby makes a motion to approve the resolution of approval for site plan and special use permits for Raywood M&M LLC project number 0238-2025.

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

### 3. Resolutions Review

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|----------------------|----------------------------------------------------------------------------------------|
| Subject :            | 3.1 Mountain View Subdivision (0235-2025) SBL # 43-1-10 290 Mountain View, Monroe, NY  |
| Meeting :            | Jul 15, 2025 - Town of Monroe Planning Board Regular Meeting                           |
| Category :           | 3. Resolutions Review                                                                  |
| 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 resolution of conditional approval for preliminary final subdivision site plan special permit for Abraham Gland's project number 0235-2025 as amended.

Motion by Chairperson - Bonnie Franson, second by Robert Garstak.

Final Resolution: Motion Carries

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

|                      |                                                                                        |
|----------------------|----------------------------------------------------------------------------------------|
| Subject :            | 3.2 Home Depot (0227-2024) SBL # 2-1-31.2 Larkin Drive, Monroe, NY                     |
| Meeting :            | Jul 15, 2025 - Town of Monroe Planning Board Regular Meeting                           |
| Category :           | 3. Resolutions Review                                                                  |
| 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 the negative declaration for Home Depot.

Motion by Pat Shea, second by Jeff Manson.

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 site plan amendment for Home Depot USA, Inc. Project # 0227-2024.

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, Robert Garstak

## 4. New Projects

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|                      |                                                                                        |
|----------------------|----------------------------------------------------------------------------------------|
| Subject :            | 4.1 Donna Galiger (0240-2025) SBL# 18-4-19 & 18-4-24 87 Walton Terrace, Monroe, NY     |
| Meeting :            | Jul 15, 2025 - Town of Monroe Planning Board Regular Meeting                           |
| Category :           | 4. New 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 declare ourselves lead agency for our action and to be conducted as an uncoordinated review.

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, Robert Garstak  
BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to declare this action as unlisted.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.  
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 refer this application to the Zoning Board of Appeals for the necessary area variances.

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

## 5. Returning Projects

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|------------|----------------------------------------------------------------------|
| Subject :  | 5.1 Owen Drive (0207-2022) SBL# 3-1-9.1 20 Owen Dr. Monroe, NY       |
| Meeting :  | Jul 15, 2025 - Town of Monroe Planning Board Regular Meeting         |
| Category : | 5. Returning Projects                                                |
| Type :     | Action, Discussion                                                   |
| Subject :  | 5.2 O&R Substation (0237-2025) SBL # 1-2-43 Forest Street Monroe, NY |
| Meeting :  | Jul 15, 2025 - Town of Monroe Planning Board Regular Meeting         |

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|----------------------|----------------------------------------------------------------------------------------|
| Category :           | 5. 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 the negative declaration for Orange & Rockland Utilities Substation.

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, Robert Garstak

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the resolution for site plan, special use permit and local wetlands disturbance permit for Orange & Rockland Utilities Substation.

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

## 6. Minutes

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|                      |                                                                                        |
|----------------------|----------------------------------------------------------------------------------------|
| Subject :            | 6.1 June 13, 2024                                                                      |
| Meeting :            | Jul 15, 2025 - Town of Monroe Planning Board Regular Meeting                           |
| Category :           | 6. Minutes                                                                             |
| Type :               | Action, Discussion                                                                     |
| Subject :            | 6.2 September 12, 2024                                                                 |
| Meeting :            | Jul 15, 2025 - Town of Monroe Planning Board Regular Meeting                           |
| Category :           | 6. Minutes                                                                             |
| Type :               | Action, Discussion                                                                     |
| Subject :            | 6.3 March 13, 2025                                                                     |
| Meeting :            | Jul 15, 2025 - Town of Monroe Planning Board Regular Meeting                           |
| Category :           | 6. Minutes                                                                             |
| Type :               | Action, Discussion                                                                     |
| Subject :            | 6.4 March 18, 2025                                                                     |
| Meeting :            | Jul 15, 2025 - Town of Monroe Planning Board Regular Meeting                           |
| Category :           | 6. Minutes                                                                             |
| 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 March 18, 2025 minutes 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, Robert Garstak

Subject : 6.5 April 10, 2025

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

Category : 6. Minutes

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 as amended the April 10, 2025 minutes.

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

Subject : 6.6 April 15, 2025

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

Category : 6. Minutes

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 amended April 15, 2025 minutes.

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

Final Resolution: Motion Carries

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

Abstain: Robert Garstak

Subject : 6.7 May 8, 2025

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

Category : 6. Minutes

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 as amended May 8, 2025 minutes.

Motion by Chairperson - Bonnie Franson, second by Robert Garstak.

Final Resolution: Motion Carries

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

Subject : 6.8 May 20, 2025  
Meeting : Jul 15, 2025 - Town of Monroe Planning Board Regular Meeting  
Category : 6. Minutes  
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 as amended the May 20, 2025 minutes.

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

Abstain: Robert Garstak

## 7. Adjournment

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Subject : 7.1 Adjourn Meeting  
Meeting : Jul 15, 2025 - Town of Monroe Planning Board Regular Meeting  
Category : 7. 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 the meeting.

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