

MONROE TOWN BOARD MEETING MINUTES

— 03/03/2025

MONROE TOWN BOARD MEETING AGENDA (Monday, March 3, 2025)

*Generated by Valerie Bitzer **Public Hearing Transcribed by Deputy Town Clerk Barbara Singer*

Members present

Supervisor -Tony Cardone, Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson

Town Counsel - Brian Nugent

1. Call to Order

Discussion,Information,Procedural: 1.1 Pledge to the Flag

2. Motion to Open Town Board Meeting

Action (Resolution): 2.1 Motion to Open Town Board Meeting of March 3, 2025

2025-#132

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of March 3, 2025, at 7:00 PM.

Motion by Supervisor -Tony Cardone, second by Mary Bingham.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson

3. Community Announcements

Presentations: 3.1 Amanda Primiano, Monroe Free Library

In 2024....

- 107,316 items were borrowed from the MFL
- We offered 444 programs which was an increase from last year
- 4,961 people participated in our programs which was an increase from last year
- Our community needs a space to gather, and we are here for them. In 2024, our community rooms were used 1,118 which was an increase from last year.
- The community asked and received one-on-one support 552 times which was an increase from last year.
- We issued 740 library cards to students in our school district and are slated to issue approx. 800 in 2025.

Just a brief moment about savings to the taxpayer.

- In 2024, our books alone circulated 82, 318 and with the respective costs of the average new hardcover book being around \$15 we were able to save those taxpayers collectively \$1,276,330. As you know that is almost our entire annual operating budget.
- In 2024 our 11 museum passes were collectively borrowed 105 number of times and based on the calculations on how much it costs to visit these museums minus how much it cost us to purchase them we saved these taxpayers
- \$5, 912 to visit those museums in 2024.

Currently 9,446 Monroe residents have library cards, which is 45% of the population in Monroe. We hope more of our community will take the few minutes to get a library card and start using it. We can't help you save on bread, gas or eggs but you can use your library card to save money on books, dvds, music, museum visits, technology, cultural programs, fun family programs, and so much more. We are fortunate that this community sees the value in the library, and We will keep maximizing your taxpayer dollars to create valuable assets for this community.

Coming up in 2025.....

- New technology- information on new technology that we have purchased- hotspots and assistive technology devices

1. HOTSPOTS
2. VIEW READERS

Upcoming events

1. Decades- our new 6-month series that takes a look back at the art, culture, history, music and so much more from the 1950-2000's (expand)
2. Monroe Free Library Open House in April. This is an opportunity for the community to stop by and learn more about the library. We will be giving tours, you can meet the staff, sit in on a quick info session to learn what we have to offer and even participate in a scavenger hunt for a chance to win some MFL Swag.

3. Small Business month series in May (expand)

We will be offering for the 3rd yr in a row a series of workshops for small business owners: These include how to use our pop tech studio, how to use our databases to support your business, workshops on how AI can help your business and free professional headshots.

4. Yard Sale- May 17th

Our semi-annual yard sale will be on may 17th. Vendor applications will be collected in April. 20\$ for first table and \$10 for each additional table.

5. Long Range Plan Survey- We are seeking feedback from our community once again. Our board has been working hard towards the future of the Monroe free library and one of those steps is to consider how to expand and/or build a new library. Our library has not kept up with our growing service area. We held focus groups in 2024 and now we are asking for specific feedback about supporting a building project and what spaces our community would like to see in an expanded library. This survey will be live until the end of March. This survey is for any Monroe Taxpayer to complete whether you use the library or not. We want to hear from you. Help us move our library forward. There are so many other amazing resources, services and programs we could offer with an expanded space.

Survey link: <https://rcls.libwizard.com/f/2025MFLSurvey>

To hear Amanda Primiano with the Monroe Free Library, please go on-line to Board Doc's Video Clip #3.1, 0:1:01.

Information: 3.2 Updated Town of Monroe Domain Name

www.townofmonroeny.gov

Recently, a Bill was signed by the Governor that amends General Municipal Law § 300 requiring that all municipal corporations with a population of over 1,500 people maintain an official website with a “.gov” domain name that is accessible to the public. In order to meet this requirement, the Town of Monroe has acquired the townofmonroeny.gov domain name. The town will be migrating to this domain as our primary domain name. This new domain, townofmonroeny.gov is currently active, however, the monroeny.org domain will continue to work indefinitely as well.

To hear Supervisor Cardone RE Updated Town of Monroe Domain Name, please go on-line to Board Doc's Video Clip #3.2, 0:8:04.

Information: 3.3 2025 Tax Collector's Notice

Town of Monroe

Tax Collector's Notice

Please Take Notice That, the Tax Collector's Office, for the Town of Monroe will be collecting taxes at 1465 Orange Turnpike, Monroe, New York during the months of January 1st – March 31st, 2025 Monday-Friday from 9:00 AM until 2:00 PM. Additionally, we will be open late on

the following dates: January 31, 2025, from 4:00 PM to 6:00 PM and March 31, 2025, from 4:00 PM to 5:00 PM.

Payments by mail send to: Town of Monroe Tax Collector 1465 Orange Turnpike, Monroe, NY 10950.

For online payments by credit card or e-check, please go to www.monroeny.org and click on View/Pay Bills Online. Credit card/e-check payments will NOT be accepted at Town Hall. Please make all checks, cashier's checks or money order payments out to Town of Monroe Tax Collector. **Please include phone number on check. No cash payments will be accepted. Payments made during the month of February: a 1% penalty will be added. Payments made during the month of March: a 2% penalty will be added, plus a \$2.00 Second Notice Fee. Last day for acceptance of payment of taxes will be collected on March 31, 2025. Must be postmarked no later than March 31, 2025. Tax payments made after March 31, 2025 must be paid to the Orange County Commissioner of Finance (845) 291-2480.

Dated: December 30, 2024
Valerie Bitzer
Tax Collector, Town of Monroe
2025 Town & County Tax Season

The Town of Monroe Tax Collector will be accepting the following payment methods only for the 2025 Orange County, Town and County Real Property Tax Bills: personal checks, money orders, cashier checks (made payable to the Town of Monroe Tax Collector).

For payments by mail, please send to:

Town of Monroe Tax Collector
1465 Orange Turnpike
Monroe, NY 10950

* PLEASE INCLUDE PHONE NUMBER ON CHECK

* NO CASH, CREDIT CARD / E-CHECK PAYMENTS WILL BE ACCEPTED AT TOWN HALL

For online payments, there is a convenience fee that will be applied for the service (charged by the credit card company). The fees are as follows: Visa, MasterCard and Discover Credit cards 2.45% percent, Visa Debit \$3.95, E-Check \$1.75.

If you have any questions, please contact Valerie Bitzer Tax Collector via email: valerie@monroeny.org or by phone at (845) 783-1900 ext. 203.

Tax Collection Hours: Monday – Friday 9:00 AM - 2:00 PM. Additionally, we will be open late on the following dates: January 31, 2025, from 4:00 PM to 6:00 PM and March 31, 2025, from 4:00 PM to 5:00 PM.

Payments received February 2025 a 1% penalty is added.

Payments received March 2025 a 2% penalty is added, plus a \$2.00 Second Notice Fee.

Tax payments made after March 31, 2025, must be paid to the Orange County Commissioner of Finance (845) 291-2480.

Useful Links:

Please visit Orange County Real Property

Please visit Town of Monroe

To hear Tax Collector Valerie Bitzer RE 2025 Tax Collector's Notice, please go on-line to Board Doc's Video Clip #3.3, 0:9:28.

Information: 3.4 Monroe Connect

Monroe Connect is an App that will allow the Town of Monroe to send Alerts & Emergency Notifications directly to Citizens (Road Closures, Events, Storm Warnings, Boil Water Advisories, etc.).

To hear Supervisor Cardone RE Monroe Connect, please go on-line to Board Doc's Video Clip #3.4, 0:11:11.

Information: 3.5 Free Movie Night for Veterans

Orange County Executive Steve Neuhaus and Veterans Service Agency Director Christian Farrell are teaming up to honor our local veterans with a special event.

There will be two free showings of Marvel's "Captain America: Brave New World" on Wednesday, March 5th at 1:00 p.m. and 6:00 p.m. at Flagship Premium Cinemas in Monroe. Each veteran and one guest will receive a complimentary popcorn and a drink.

Call 845-291-2470 to reserve your spot.

To hear Supervisor Cardone RE Free Movie Night for Veterans, please go on-line to Board Doc's Video Clip #3.5, 0:11:57.

Information: 3.6 Free Community Concert at First Presbyterian Church of Monroe

Community Concert Series Saturday, March 8th, 7:00pm. Alexandra Trosper will sing songs from Broadway's golden age, arias from the great operas and some music from not so long ago in an evening of song and celebration. FREE! Sponsored by First Presbyterian Church of Monroe 142 Stage Rd., Monroe, NY 10950. fpcmonroe.org

To hear Supervisor Cardone RE Free Community Concert at First Presbyterian Church of Monroe, please go on-line to Board Doc's Video Clip #3.6, 0:12:30.

Information: 3.7 MWHS Job Fair

MWHS Job Fair, Thursday, April 10th, 5:00pm-8:00pm. Monroe Woodbury High School 155 Dunderberg Rd., Central Valley, NY. Call Bryan Giudice 845-460-7000 bguidice@mw.k12.ny.us for more information. Connect with 1,500+ students who are looking for jobs at local businesses. Introduce your business and employment opportunities. Participation is free of charge. Informational materials, giveaways encouraged. Hoping to have about 50 employers.

To hear Councilman Scancarello RE MWHS Job Fair, please go on-line to Board Doc's Video Clip #3.7, 0:13:18.

4. Public Hearing

Action (Resolution), Discussion, Information: 4.1 Motion to Open the Continuation of the Re-Opening of the Public Hearing RE: Local Law H-V2 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation

2025-#133

BE IT RESOLVED, that the Town Board of the Town of Monroe Made a Motion to Open the Continuation of the Re-Opening of the Public Hearing RE: Local Law H-V2 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation.

Motion by Supervisor -Tony Cardone, second by Dorey Houle.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson

The following residents signed up to speak for Public Comment for the Continuation of the Re-Opening of the Public Hearing, Local Law H-V2 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation. To hear their comments and Town Board Members responses, please go on-line to Board Doc's Video Clip #4.1, 0:14:12.

- Town Clerk Valerie Bitzer: No public comment.
- Town Supervisor Cardone: Did anybody sign up? No? Dennis, is there anything you wanted to add? I know we're waiting for a response from Max. I'm just double checking my email because as of 4:20 today I didn't have anything
- Councilwoman Houle: I didn't have anything either for tonight.
- Councilwoman Richardson: Want a rift Dennis?
- Town Supervisor Cardone: No, so Council, just make sure we're doing this properly, we can close this and possibly leave it open and adopt it at the next meeting?

- Town Council Nugent: They close it for oral comment?
- Town Supervisor Cardone: Yeah, open it for oral comments, yes.
- Town Council Nugent: Yeah, I mean you could as long as you're satisfied there won't be any material changes to the law you could close the oral public comment tonight, if you want to pick a time period to leave it open for written comments, you could do that.
- Councilwoman Richardson: I mean I have a comment, as a board member, that would like to be put into the record but I'm not sure what the order of operations I was waiting to see if the public needed to comment and Dennis need to comment.
- Town Supervisor Cardone: You can comment.
- Town Council Nugent: You can comment.
- Councilwoman Richardson: Yeah but let me just clarify, what's the normal procedure? It's like after the public comments then the board can submit oral comments to the same public hearing?
- Town Council Nugent: Yes. The board members can speak now, in other words there's no public comment, so you could speak into the public hearing record while this is open.
- Councilwoman Richardson: Okay. Yeah, I think that the issue raised last meeting about trees not being environmentally in a vacuum, is an important point that we need to consider in the law. I know that the Conservation Commission had, Dennis Fordham had, come before us some months ago and spoke about native shrubs and, keep in mind, the same way that we dictate what species tree and what a caliper size, which is trunk size and height the same way we dictate those replacement trees. As in you're not going to be removing a 100-year-old Maple in the town of Monroe and then replacing it with like a one-year-old Apple tree or a decorative cherry tree. That's not an equivalent exchange, in the same way that we can dictate an equivalent exchange like, you know, however many replacement trees is equal to a 100-year-old Maple tree. I think it's important that we do consider native shrubs and replacement in terms of, my idea here is that, it can be limited to landscaping, it can be dictated by the Planning Board and only used in circumstances like where they remove an entire, let's say lot, or large area percentage of an area, and then they are having to create an entire ecosystem in its place because again trees don't exist in a vacuum, if we just put trees on a lot without considering the entire landscape of an area, including the value of shrubs to protect, you know, wildlife to provide fruits and flowers and all the same things that trees actually provide just perhaps in lesser numbers but then also they have their own alternative values. It's an important conversation, an important consideration to have. I did some research after we had this conversation and there are local ordinances to draw inspiration from. So, essentially, I cannot remember what town it was but there are several towns that count native shrubs that are on a dictated list in the same category as replacements so but they're just more. You just replace a certain tree size with a certain amount of shrubs also of the same size and of ecological value and I think it's important to consider that if we just have a mandate currently for tree to tree replacement, then it would be like an oversimplification and there wouldn't be any environmental sustainability in that either. So, it's definitely an

important question to continue researching and so I would just want that to be included. I know that the Planning Board already has landscaping mandates and I think we called into question last time. I kept saying that I would like to see a comparison of, you know, what people are like bare minimum mandated to do in Monroe versus, you know, what we can encourage people to do and I think this was a great way to start that question. I don't think that there's a good way to say that, you know, one shrub is one tree, that's absolutely ridiculous but I think that it opens the question of an oversimplification in our current tree law and that for a truly environmentally sustainable lot, it's the same conversation that I'd been having as a constituent at that microphone that there are types of forests like native Hickory, nut bearing forests that are required for certain areas in the Hudson Highlands and it's the same conversation that having an upper, you know, tree only lot you're ignoring the under story and the value of that as well. So, I think that that should just be part of our considerations and I would like to continue my submission with the ordinances I found and I'll do that via written comment.

- Town Supervisor Cardone: Anybody else?

- Councilwoman Bingham: I just wanted to say that I think closing the oral public comments is a little premature. We were supposed to have another applicant come and explain what his landscape person botanist was supposed to help us determine how many shrubs equal a tree, so I'm just expressing my concern that closing the public hearing right now would be a little premature and also, we're still waiting for a response from Max and as Mr. Nugent said, hopefully there weren't be any substantial changes, but just in case, I don't want to have to close the hearing and then reopen it and republish it again. So, that's my concern.

- Councilwoman Houle: Okay. To Councilwoman Richardson's, while I appreciate the importance of a landscape diversity, I don't think that we can tie something like that to the tree code. I think that's going to make it over complicated and I think we need to focus, I think our tree code should focus, simply on trees that's, my opinion.

- Dennis Fordham: Dennis Fordham, Conservation Commission. I agree, Dorey, that we have a tree law now which is all about trees. It only concerns trees, there is no mention in there about any type of shrubs or landscaping and new proposed tree law is exactly the same. Trees are taken out, they have to be either replaced elsewhere on the site or there's an in-lieu cost associated with that. Also, as I'm sure you're well aware, there's another complete section in their codes, I think it's chapter 21 for landscaping, which is fairly detailed and requires applicants and developers to develop a landscape plan. I understand that landscaping certain shrubs, bushes are beneficial to the environment, there is no question about that, but in the big picture they do not replace trees on a long-term basis. That is my opinion and I think yes, I understand that a developer has to take out X number of trees, they can only put so many back, they have the opportunity under the tree code to plant those trees elsewhere if not, they pay an in-lieu cost and that goes into a fund for other purposes. Doesn't necessarily have to be trees but, I think, it's a thin edge of the wedge if we start allowing landscaping to be considered as trees. I really do. I think that's going to weaken the law and it's not going to be effective as Maureen says, how do you do this? How many lavender

bushes equate to a tree? How many Rhododendrons equate to a tree? How big do they have to be? And the average shrub and landscaping doesn't last that long, especially if it's not maintained and I think we all know, can experience where landscaping has gone in around different parking lots and so on, after a year or two most of those bushes and shrubs have gone but the trees tend to stay and grow and go to big trees, 100 years old with massive canopies that are very beneficial to the environment, shrubs don't do that.

- Town Supervisor Cardone: Dennis, what's your opinion about keeping tonight's public hearing open or closing it?

- Dennis Fordham: I think it's good to keep it open. I see no reason why not. I think the more discussion we have on this, the better. We want not only the people here to accept that tree code, but the whole town to buy into what we're trying to do here. You know we're trying to protect trees. We rather people not take trees down, we understand they have to and there's no choice when it comes to doing development but let's minimize that and have a way of trying to convince those applicants that there's other ways of dealing with this or pay the price, quite frankly, and we're not the only town that does this. There's plenty of other towns that have tree codes.

- Councilwoman Houle: Thank you Dennis.

- Councilwoman Richardson: I mean, was that public comment because I do have a response to what he said.

- Town Council Nugent: That's up to the board.

- Councilwoman Richardson: It's not a long response but.

- Town Supervisor Cardone: Go ahead.

- Councilwoman Richardson: It's just the fact that I said, you know, how do you do it and there is a way of doing it; two things you said that they don't have to plant trees, they can give us money instead and then we could use that money to buy shrubs. So, what is the difference ultimately, in the end? And there's also a concern that the young trees that we have people purchase and plant, actually don't make it to, unfortunately, the mature carbon sink and also native shrubs, certain ones, of certain size and caliber actually do provide meaningful carbon sink and provide very, very similar, if not the same, in larger numbers qualities as trees. So, it is a calculation to do but especially because a Rhododendron bush is actually a Rhododendron tree, so there's a lot of these shrubs and you have to pick the correct one, in the correct environment and but it is a calculation to do. Their young saplings that we're encouraging people to purchase actually have a huge die off rate at a certain size and they just don't survive and a lot of developers plant them the wrong way and suffocate them at the roots and it's the same issue. You witness a lot of die off for young trees as well. So, everything that you've listed here, is not only of concern to shrubs it's also for trees, so I'd like to continue the conversation and thank you.

Action (Resolution), Discussion, Information: 4.2 Possible Motion to Keep Open the Continuation of the Re-Opening of the Public Hearing RE: Local Law H-V2 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation

2025-#134

BE IT RESOLVED, that the Town Board of the Town of Monroe Made a Motion to Close the Continuation of the Re-Opening of the Public Hearing RE: Local Law H-V2 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation until.

Motion by Supervisor -Tony Cardone, second by Mary Bingham.

Final Resolution: Motion Fails

Nay: Supervisor -Tony Cardone, Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson

2025-#134A

BE IT RESOLVED, that the Town Board of the Town of Monroe Made a Motion to Keep Open the Continuation of the Re-Opening of the Public Hearing RE: Local Law H-V2 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation until March 24, 2025, at 7:00 PM or soon there-after.

Motion by Supervisor -Tony Cardone, second by Dorey Houle.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson

5. Acceptance of Minutes

Action (Resolution): 5.1 Acceptance of February 24, 2025 Minutes

2025-#135

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the February 24, 2025, Minutes.

Motion by Supervisor -Tony Cardone, second by Sal Scancarello.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson

6. Audit of Claims

Action (Resolution), Discussion: 6.1 General Fund Abstract

2025-#136

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #25-5 General Fund containing Check #36462 - 36510 totaling \$448,583.36.

Motion by Supervisor -Tony Cardone, second by Dorey Houle.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Sal Scancarello, Dorey Houle, Maureen Richardson

Nay: Mary Bingham

7. New Business

Action (Resolution), Discussion: 7.1 Life Skills Program at Monroe-Woodbury High School

2025-#137

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Life Skills Program at Monroe-Woodbury High School.

Motion by Supervisor -Tony Cardone, second by Maureen Richardson.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson

Action (Resolution), Discussion: 7.2 Water District Code Review & Updates

2025-#138

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Table the matter relating to Water District Code Review & Updates to August/September.

Motion by Supervisor -Tony Cardone, second by Sal Scancarello.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson

Action (Resolution), Discussion: 7.3 127 Seven Springs Road

2025-#139

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve recommendation For Performance Security, 127 Seven Springs Road, Planning Board Application #22-204. The subject project received conditional final subdivision, site plan and special use permit approval from the Planning Board. The project involves the 3-lot subdivision of the existing 9.456 acre parcel for the construction of 2-family dwellings on each lot. The Planning Board required a Landscaping Security and Public Improvements Security for the project.

Based on the applicant's cost estimates for the respective bonds, MHE, the town's engineer recommends the following:

- the landscaping security should be in the amount of \$187,136.00.
- a Public Improvement Security in the amount of \$187,136.00 for the construction of the Town Road drainage improvements.

Motion by Supervisor -Tony Cardone, second NONE.

2025-#139A

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to rescind the prior Motion RE:

- the landscaping security should be in the amount of \$187,136.00.
- a Public Improvement Security in the amount of \$187,136.00 for the construction of the Town Road drainage improvements.

Motion by Supervisor -Tony Cardone, second by Dorey Houle.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson

2025-#139B

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve recommendation For Performance Security, 127 Seven Springs Road, Planning Board Application #22-204. The subject project received conditional final subdivision, site plan and special use permit approval from the Planning Board. The project involves the 3-lot subdivision of the existing 9.456 acre parcel for the construction of 2-family dwellings on each lot. The Planning Board required a Landscaping Security and Public Improvements Security for the project.

Based on the applicant's cost estimates for the respective bonds, MHE, the town's engineer recommends the following:

- the landscaping security should be in the amount of \$187,136.00.
- a Public Improvement Security in the amount of \$48,266.24 for the construction of the Town Road drainage improvements.

Motion by Supervisor -Tony Cardone, second by Dorey Houle.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson

8. Old Business

Action (Resolution), Discussion, Information: 8.1 Monroe Commons, Landscape Plan

2025-#140

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Table the Matter RE Monroe Commons, Landscape Plan until March 24, 2025.

Motion by Supervisor -Tony Cardone, second by Mary Bingham.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson

Action (Resolution), Discussion: 8.2 Monroe Commons PISA

2025-#141

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution to approve the Public Improvement Security Agreement (PISA) with Monroe Nininger LLC (Monroe Commons Project) and authorizes the Supervisor to execute the agreement. Resolution offered by Councilwoman Houle and seconded by Councilwoman Bingham:

RESOLUTION AUTHORIZING SUPERVISOR TO EXECUTE
PUBLIC IMPROVEMENT SECURITY AGREEMENT WITH MONROE NININGER LLC
("MONROE COMMONS" PROJECT)

WHEREAS, the Monroe Nininger LLC ("Developer") received Site Plan approval from the Town of Monroe Planning Board by resolution dated October 1, 2024, as amended by Resoluion dated December 302024 allowing it to develop a ±407819-sf commercial building with mixed of uses (retail office and a 75-room hotel) and associated parking supporting utilities stormwater management facilities lighting and landscaping ("Monroe Commons Project") on a 18.2 acre parcel of land designated as Section 2 Block 1 Lot 10 on the Town of Monroe Tax Maps (the "Site" or the "Parcel"); and

WHEREAS a condition of said approval requires finalization and execution of a Public Improvement Security Agreement ("PISA Agreement"); and

WHEREAS the Town Board desires to enter into the PISA Agreement and authorize the Supervisor to execute the same; and

WHEREAS the attached PISA Agreement reflects the terms and conditions between the Town and Monroe Nininger LLC.

NOW THEREFORE BE IT RESOLVED that:

Section 1. The above "WHEREAS" clauses are hereby incorporated by reference as though set forth in full herein.

Section 2. The Town Supervisor is hereby authorized to execute the Monroe Commons PISA Agreement substantially in the form annexed hereto subject to final approval as to form by Town legal counsel.

Section 3. The Town Board hereby defers to and authorizes the Town Planning Board to determine and approve any requested extension of time beyond the one year period for the Developer to complete improvements as set forth in paragraph 6 of the PISA Agreement.

Section 4. The Town Supervisor and any employee official or consultant as directed by the Town Supervisor are authorized to take any and all necessary actions to carry out the provisions of this Resolution.

Section 5. This Resolution shall be effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call which resulted as follows:

Yea Nay Abstain Absent

Anthony Cardone Supervisor [X] [] [] []

Mary Bingham Councilperson [X] [] [] []

Sal Scancarello Councilperson [X] [] [] []

Dorey Houle Councilperson [X] [] [] []

Maureen Richardson Councilperson [X] [] [] []

The Resolution was thereupon duly adopted.

Motion by Dorey Houle second by Mary Bingham.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Mary Bingham Sal Scancarello Dorey Houle Maureen Richardson

Action (Resolution) Discussion Presentations: 8.3 Monroe Conservation Commission Request to Host Repair Cafe

2025-#142

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve the request of Monroe Conservation Commission to organize and host a Repair Cafe at Monroe Town Hall on Saturday June 28 2025 in conjunction with Repair Cafe Hudson Valley. 10am-2pm. Will provide COI.

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Mary Bingham Sal Scancarello Dorey Houle Maureen Richardson

Action (Resolution) Discussion: 8.4 Resolution Approving Short Term Rental Application 106 Osseo Park Road (SBL#: 7-02-49)

2025-#143

BE IT RESOLVED that the Town Board of the Town of Monroe Made the following Resolution by Supervisor Cardone and seconded by Councilwoman Houle:

RESOLUTION APPROVING SHORT-TERM RENTAL AT 106 OSSEO PARK ROAD
APPLICANT: CAMILLE TOKERUD

WHEREAS the Town Board of the Town of Monroe New York ("Town Board") received an application on or about July 23 2024 from Camille Tokerud ("Applicant") for approval of a Short-Term Rental at 106 Osseo Park Road ("Application") in the Town of Monroe ("Town"); and

WHEREAS the Town Building Inspector provided a report dated February 5 2025 regarding the Application and determined that the property was in substantial compliance with the Residential and Fire Code of New York State based on an inspection of the premises on July 23 2024 September 26 2024 and February 4 2025; and

WHEREAS no objections were received regarding the Application; and

WHEREAS the Town Board desires to approve the Application for a Short-Term Rental at 106 Osseo Park Road.

NOW THEREFORE BE IT RESOLVED: that:

Section 1. The above "WHEREAS" clauses are incorporated herein as if set forth in full.

Section 2. Pursuant to Town Code § 40-8(F) the Town Board hereby determines that:

- 1) Adequate parking facilities are provided to meet the parking requirement of four off-street parking spaces which are provided in a manner that does not impact the residential character of the neighborhood.
- 2) No new construction or expansion is proposed relating to the Short-Term Rental.
- 3) The structure and lot are conforming to the requirements of Chapter 40 of the Town Code and that the lot and structure are not considered existing nonconforming uses or buildings.
- 4) Adjoining residences and their yards are generally afforded a reasonable degree of privacy from view by occupants of the proposed vacation residence or partial vacation residence by the imposition of landscaping and privacy fencing.
- 5) The number of permitted short-term rentals surrounding the proposed property are not excessive in number so as to result in adverse character impacts to principal residences in the neighborhood.

Section 3. The Town Board hereby approves the Short-Term Rental Application for 106 Osseo Park Road subject to the following conditions:

- 1) Continued compliance with the provisions of the Town Code Chapter 40 and NYS Residential and Fire Code with respect to the rental location; and
- 2) Continued maintenance of the existing screening of the property and parking area; and
- 3) The approval of this Application ("Permit") shall expire three (3) years from the date of this resolution pursuant to Town Code § 40-9; and
- 4) That if the Applicant intends to renew the Permit after the three (3) year period the Applicant submits a renewal application at least sixty (60) days prior to the expiration of the Permit; and
- 5) The Permit may not be transferred except as indicated in Town Code § 40-16; and
- 6) Applicant must report any proposed change in circumstances to the Building Department that would alter the analysis of the factors set forth in Town Code § 40-8(F) relevant to the

approval of the Short-Term Rental Permit except that the Applicant shall not be required to report any change in the number of short-term rentals surrounding the property (Town Code § 40-8(F)(5)).

Section 4. The Town Supervisor and any other officer or employee as directed by the Town Supervisor is hereby authorized to take any and all necessary actions to carry out the provisions of this Resolution.

Section 5. This Resolution shall be effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call which resulted as follows:

Yea Nay Abstain Absent

Anthony Cardone Supervisor [X] [] [] []

Dorey Houle Councilperson [X] [] [] []

Mary Bingham Councilperson [X] [] [] []

Sal Scancarello Councilperson [X] [] [] []

Maureen Richardson Councilperson [X] [] [] []

The Resolution was thereupon duly adopted.

Motion by Supervisor -Tony Cardone second by Dorey Houle.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Mary Bingham Sal Scancarello Dorey Houle Maureen Richardson

9. Public Comment

Information: 9.1 Rules for Public Comment

Discussion Information: 9.2 Public Comment

The following spoke during Public Comment. To hear their comments and Town Board members responses please go on-line to Board Doc's Video Clip #9.2 0:48:24.

- Lipa Deutsch: Discussed Storm Water Maintenance Agreement and MS-4 for 127 Seven

Springs Rd. This will be put on the March 242025 meeting.

10. Motion From the Floor

Action (Resolution) Information: 10.1 Moodna Chair

2025-#144

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Councilwoman Mary Bingham as the Moodna Chair.

Motion by Supervisor -Tony Cardone second by Maureen Richardson.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Sal Scancarello Dorey Houle Maureen Richardson

Abstain: Mary Bingham

Discussion Information: 10.2 MJFD RE: Nuisance & Recurring False Alarms

Supervisor Cardone discussed a letter received from MJFD RE creating a Town Law which addresses false alarms. The fire district responded to over 800 calls this year and a good percentage were false alarms and many were at the same location multiple times throughout the year. Will discuss a little more with the Fire Commission. This will go on the next Agenda for guidelines and review.

Councilwoman Richardson questioned suggestions for the Code (reputable lists). Can we mandate a host of reputable systems.

11. Possible motion to adjourn to Executive and or/ Attorney Client Session

Information: 11.1 Enter into Executive Session

*NO ACTION AT THIS TIME

12. Return to Regular Meeting

Information: 12.1 Return to Regular Meeting

*NO ACTION AT THIS TIME

13. Adjournment

Action (Resolution): 13.1 Adjournment of Meeting

2025-#145

BE IT RESOLVED that the Town Board of the Town of Monroe adjourns the meeting of March 32025 at 8:00 PM.

Motion by Supervisor -Tony Cardone second by Dorey Houle.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Mary Bingham Sal Scancarello Dorey Houle Maureen Richardson

