

MONROE TOWN BOARD MEETING MINUTES

— 05/06/2019

MONROE TOWN BOARD MEETING AGENDA (Monday, May 6, 2019)

Generated by Valerie Bitzer

Members present

Supervisor -Tony Cardone, Councilman - Rick Colon, Mike McGinn, Mary Bingham, Sal Scancarello

1. Call to Order

Discussion, Procedural: 1.1 Pledge to the Flag

2. Informational Public Notice

Information: 2.1 Informational Public Notice

Informational Notice

Town of Monroe

PLEASE TAKE NOTICE, that for the previously noticed Town Board Meeting of May 6, 2019 being held at the Monroe Senior Center 101 Mine Rd, Monroe, NY 10950 at 7:00 P.M. Councilman Rick Colon will be appearing via video-conference from 101 South Gulfstream Avenue, Sarasota, Florida 34236, which this location is accessible to persons wishing to participate from that location.

BY ORDER OF THE TOWN OF MONROE

MARY ELLEN F. BEAMS, TOWN CLERK 3. Public Hearing

Action (Resolution): 3.1 Proposed SEQRA Resolution - Floating Zone

2019-#195

BE IT RESOLVED that the Town Board of the Town of Monroe made the following Resolution.

RESOLUTION 2019/195

RESOLUTION OF THE TOWN BOARD FOR THE TOWN OF MONROE
DECLARING ITSELF LEAD AGENCY UNDER THE
STATE ENVIRONMENTAL QUALITY REVIEW ACT

WHEREAS, the Town Board for the Town of Monroe ("Town Board") is considering the adoption of a proposed Local Law to amend Chapter 57 of the Town Code to add Article XXI

entitled "Special Planning Districts"; and

WHEREAS, the proposed Local Law is an amendment to a use in the Town Zoning Code affecting more than twenty-five acres, and is thereby determined to be an Type I action; and

WHEREAS, the Town Board is the sole agency with authority to adopt the proposed Local Law; and

WHEREAS, the Town Board desires to assume Lead Agency status and to conduct a review to determine the significance of the proposed Local Law in accordance with Article 8 of the Environmental Conservation Law of the State of New York, and the regulations promulgated thereunder at 6 NYCRR 617.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. All "Whereas" clauses are hereby incorporated by reference as though set forth in full herein.

Section 2. The Town Board determines that the proposed action will require review pursuant to the State Environmental Quality Review Act ("SEQRA"), and the governing regulations promulgated thereunder.

Section 3. The Town Board hereby declares itself as Lead Agency in connection with the SEQRA review of the proposed Local Law and, in this capacity, the Town Board will determine if the proposed Local Law will have a significant adverse environmental impact.

Section 4. The Town Board hereby determines that the proposed Local Law is a Type I Action under SEQRA.

Section 5. The Town Board directs that a long form Environmental Assessment Form (FEAF) be prepared and reviewed by the Town Planner, and upon completion of the FEAF, the Town Board directs that the Town Clerk refer the proposed Local Law along with the FEAF to other potentially involved agencies.

Section 6. The Town Board directs the Town Clerk and any other officer or employee, as directed by the Supervisor, to take any action necessary to carry out the provisions of this Resolution.

Section 7. 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] [] [] [] []

Michael McGinn, Councilperson [X] [] [] [] []

Richard Colon, Councilperson [] [] [] [X] []

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

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

The Resolution was thereupon duly adopted.

Motion by Mike McGinn, second by Supervisor -Tony Cardone.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Mike McGinn, Mary Bingham, Sal Scancarello

Action (Resolution), Discussion, Information: 3.2 Open Public Hearing for Proposed Amending of Ch.57 of the Town Code

2019-#196

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Public Hearing for Proposed Amending of Ch. 57 of the Town Code.

Motion by Mike McGinn, second by Councilman - Rick Colon.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Councilman - Rick Colon, Mike McGinn, Mary Bingham, Sal Scancarello

Discussion, Information: 3.3 Public Hearing Notice: Amendment of Chapter 57 of the Town Code

PUBLIC HEARING

TOWN OF MONROE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town Board of the Town of Monroe, Orange County, New York, on May 6, 2019 at 7:00 PM. at the Town of

Monroe

Senior Center, 101 Mine Road, Monroe, New York 10950.

The Town Board of the Town of Monroe is considering amendments to the Town Zoning Code Chapter 57.

The Town of Monroe will make every effort to assure that the public hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations

should contact the Town Clerk.

The proposed Local Law (Zoning Code, Chapter 57) is available at the Town Clerk's Office, at 1465 Orange Turnpike, Monroe, New York, 10950, Monday – Friday, 9:00 am – 4:00 pm.

Dated: April 29, 2019

BY ORDER OF THE TOWN OF MONROE

MARY ELLEN BEAMS, TOWN CLERK Discussion, Information: 3.4 Public Comment RE:
Proposed Amending of Ch. 57 of the Town Code

The following residents spoke during Public Comment regarding the Proposed Amending of Ch. 57 of the Town Code. To hear their comments, and Board Members responses please go on-line to Board Docs Video Clip #3.4, 00:09:12.

- Jim Rogers
- Lorraine Loening
- Mike Goldstein
- Cristina Kiesel
- John Allegro
- Ward Brower
- Mike Egan

- Town Clerk Mary Ellen Beams: Jim Rogers

- Jim Rogers: Jim Rogers, Town resident. I really don't know, I thought the Board was gonna explain what the Amendment was. I didn't get a copy or anything, and I see now I could have got a copy but here I am.

- Supervisor Cardone: Ok so.

- Jim Rogers: Is it anything with the adding more density and whatnot with clustering, and stuff like that?

- Councilman McGinn: Hey Jim you know what, I'll go through Mr. Rogers excuse me I'll be formal here. If you want to sit down I'll kind of go through.

- Jim Rogers: Just the basics.

- Councilman McGinn: I'm not gonna go through the whole law but I'm gonna go through the basics, and then this way and listen then you can have a little more information on it. So, alright so the we had asked the Clerk to look the Clerk I'm sorry we had asked the Town

Planner to look into some Zoning options for us to for the Town Board to have some flexibility when it comes to Economic Development, Diversity of housing, and something that was a little more nimble and something we would have a little more control over than what was currently on the books alright. So the Town Planner Max Stach came up with this Floating Zone concept which is used in other Municipalities to kind of have to take an area and have the a diversity of housing (phone ringing) sorry about that, to have a diversity of housing put out to a zone that the Town wants to see developed for Economic Development, and Town development purposes. So we gave them what we would like to see as part of those guidelines which included definitely Work Force Housing. We want to keep our First Responders, our teacher's, we want to keep them local here in the Town. Volunteer Firemen, we wanted to have a component for Sr. Housing. We have an aging community here. A lot of those seniors do not necessarily want to stay in their Bi-levels, and try to maintain property anymore. The closest other than the small units that are, I don't mean small units but the small package that's down in the Village right now there's really not a whole lot here. Most people are having to go over to Warwick or farther for their Sr. Housing needs. We wanted to see that, and we wanted to see things that were market rate that were currently big on the market, and we wanted to see something that Millennial's are drawn to, and they're drawn to housing that has access to Mass Transit, so if their work going down to the city it gives them ease of doing that and still staying in the area. So we wanted these things accomplished. The planner came up with this concept, and we were happy with what we saw. We thought it would answer a lot of our needs. We think there's probably 6-8 parcels or combination of parcels in the Town that would qualify under these existing guidelines for this type of building. Probably the biggest benefit is the Conservation value for this. If a developer was to avail themselves of this there would be 65% of the property would be placed into a Conservation Trust. We spoke to a local Conservation Trust, and ran this by them, and spoke to them about it and they were very, very supportive of this plan. They thought it was kind of new, and groundbreaking for Orange County here, and really addressed the need to have Cluster Housing but have that land that's not used as part of the cluster turned over to the Town. Most cluster developments do not have that currently. It just remains in the ownership of the property or the developer. With this, it gets turned over to either the Conservation Trust or the Town, and the perpetuity is not used for development that creates buffers, and then creates

- Supervisor Cardone: Parkland.

-Councilman McGinn: Parkland, and open space and all the things that we want to see. All the things that we had to be a com-plan and all the things that the folks in the Town in the Town when they came to the Open Houses for the Comprehensive Plan, and said look these are the things that they wanted to see. So that's probably the best part of it. The other thing that really we like about it is if a developer was to say hey we want to avail ourselves to this plan, they have to submit or avail ourselves to the Zoning, they have to submit a full plan to the Board that would have to be reviewed prior to even being considered for moving onto the Planning Board. For that it gives us a level of control over what is built here that we currently don't have, and it gives us a level of input into that plan that you know right now styles of

housing things like that, that kind of as we've seen some of these developments are going up in the Town and Village get built and then we're looking at someone saying hey that's not what we wanted. This gives us the ability to tightly control what we see, and what goes on, and I think that's huge. I think that's something that we all want to see here. The average density is 2.25 bedrooms when you average in all the units that would be in this Floating Zone Concept the CCR Concept, and I think that lends itself to certainly not to overpopulation. It lends itself to Seniors. It lends itself to young families. It lends itself to people that are transitioning from that to maybe more traditional houses. The other if you really read this plan you'll see that it kind of stipulates that the housing types had to be built within the existing topography of the land itself, and it's another thing that if you look across the Trooper Barack's you'll see how basically the side of a mountain was laid bare, and we don't want to see that. We don't want to see that here, and this gives a really good opportunity to bring in developers, and say hey we want you to build within the environmental restrictions for sure, but also within the topography of the plan, and which again dovetails right back to our Com-plan with original apprehension and everything else we had in there. So these are all things that we found attractive about this, and it gave us the opportunity to really, someone comes forward with it, to look at it, have tight control over it, see that it fits the needs of the Town. Right now the needs of the Town are Senior Housing. It's workforce to keep our kids here, and keep our first responders here, keep our teacher's here, and to attract young folks to come in so it's a good. The diversity of housing components is excellent, the conservation value of keeping 65% of the property wide open were conserved, and open space is fantastic, and again something really hasn't been in Orange County. It's done elsewhere It's been real successful in other municipalities, in other states, and I think it's high time that we think out of the box a little bit, and propose this, and going down this path. So, I did a little rambling Jim but hopefully that answered some of your questions.

- Supervisor Cardone: Come on up.

- Councilman McGinn: Yeah no come on up.

- Supervisor Cardone: Just to add to that real quick, the Conservation group that we spoke to, aside from Orange County they said that this type of development could be a model for the state because they felt that there was only one other development that was done, and it was done a little differently then we see this Floating Zone done. So it was nice to hear that.

- Jim Rogers: (inaudible) is that part of the plan because I heard it right here. You know he said something that Forever Green heard it right here from your Attorney that 10 years from now you could be developed. So that's my main thing.

- Supervisor Cardone: Let's put it to you this way correct me if I'm wrong Counsel, but if you have a Deed Restriction, and I believe it's with New York State within New York State (inaudible) style, you're basically cause I know this was done up in Lake Placid. It was around Lake Placid it was Forever Green because they didn't want the development to go all the way around the lake, and there was essentially no way that it could be you know changed

- Jim Rogers: Basically that's good if it could never be developed again because I'll give you an example...the Shea Farm it's 50 acres, I believe it's 47 units, single one acre zoning but

now the Planning Board says let's cluster them. So now the developer comes in, puts everything on 15 acres. You know. What does the Town get out of it it's not (inaudible). But the developer 1/3 of the sidewalks, 1/3 of the curb, 1/3 of the roads, water, sewage, drainage, everything. He comes out with a bonanza. What is the Town getting out of it if it's ironclad. Yes, but I don't want to see the Town adopt something just like Accessory Apartments, and then down the road somebody finds a loophole, and bingo it's land sold off. That's why in the past in the Town when they bought land they had to make it Parkland. If it was Municipal land you can sell it, you can do anything. So if it's ironclad that is what I'm concerned with.

- Councilman McGinn: So if it's, and Mr. Nugent can probably expand on it a little bit more but if it's placed into a Conservation Trust with a Non-profit (inaudible) Mr. Nugent.

- Counsel Nugent: Yeah well we're talking about some different things here Deed Restrictions, and Conservation Easements are not the same thing, and Deed Restrictions can be for a time period or they can be in perpetuity but a Conservation Easement like this is being taken up by, and given for the benefit of either you know sometimes it's giving you a Town in this case it'll probably go to a Planned Trust, and then that Easement is permanent and runs with the land so even if the land is later conveyed that Easement will stay with it as a Conservation Easement, and with powers of enforcement, and rights of inspection and entry to see if anyone's been violating it. It's not even thought the term is Cluster Development here it's not a typical cluster development in the sense that in a cluster usually they can take however many homes they might have built for example, and built it in a smaller footprint. Here there's a 65% requirement so what they actually build on or work with that other 35% may not be what they could have developed in the overall parcel but as for that 65% that is put into a Conservation Easement, it's ironclad they will not be able to build on it.

- Jim Rogers: So there's no real increase in density?

- Counsel Nugent: I think there's probably less density.

- Supervisor Cardone: Yeah, yeah I was just going to say there's probably a decrease.

- Counsel Nugent: Because if they build on the full 100% they would have a lot more units then they're going to get (inaudible).

- Jim Rogers: The Town's rural, it's not Urban you know, there's no central water, sewer most of the Town, There's pockets where they have districts, and all this stuff but basically you're in a Park Town, you're on your own. You know. I just don't want to see it because otherwise, and I know the Mayor's here, and probably hit me now but that's how the Village's get like this. They offer water and whatnot, and the ability to get bigger, the Town gets smaller. So it's difficult for the Town, they don't have anything to offer, and when the developer comes in he can either go to the Village, and annex to the Village or see what he can get from the Town. Cause as long as the density stays roughly the same, ok.

- Councilman McGinn: Yeah, and you know the nice part about it too is that it doesn't, it kind of eliminates that sprawl. So in other words instead of taking 80 Bi-levels and putting them, or 80 Center Hall Colonials or whatever, and putting them on a parcel you're you know we have enough of that, and I think we have an active housing stock above that, not to say that you know it's a builder comes along or already has approvals that's one thing. But I think this is

something where you're condensing it onto a smaller area. You're keeping it more natural by having all the open space, woods, and all the other things. We don't want to see disappear. You know.

- Jim Rogers: It's still up to the Town Board.

- Councilman McGinn: Yeah.

- Supervisor Cardone: Yeah.

- Councilman McGinn: Right, well listen the Town Board looks at the initial plan, and then it gets referred to the Planning Board, so they still have to go through the regular planning process that is described so it's not like you know we rubber stamp it and (inaudible). It still goes to the planning process (inaudible).

- Jim Rogers: Ok. thank you.

- Councilman McGinn: You're welcome.

- Supervisor Cardone: Thank you.

- Counsel Nugent: Supervisor if I can just say for anyone else that didn't get a copy of the Local Law Draft that this Public Hearing will not close tonight. It will be continued for quite some time. There's a lot of work to be done so you can go on the website, and if there are any changes made we'll update the Draft on the website so you can still have a chance to see it, and come back at the continued Public Hearing and comment if you would like.

- Town Clerk Mary Ellen Beams: Lorraine Loening

- Lorraine Loening: Hi Lorraine Loening Village of Monroe. I'm glad you said that about keeping it open because according to the Agenda it really read like open, close, vote.

- Supervisor Cardone: No, I said it at the beginning too.

- Lorraine Loening: I know so some of my comments might be a little more alarmist.

- Councilman McGinn: Yeah, no I got two calls about it.

- Town Clerk Mary Ellen Beams: No, anytime you see a Public Hearing you're always gonna see that because we do not know what the Board's outcome is going to be so we have it there as a placeholder, that's all.

- Lorraine Loening: Ok, so maybe the alarm level should come down a smidge. Just a smidge. Ok, Lorraine Loening, Village of Monroe. The addition to Ch. 57 of the Town Code seems completely odd, random, and out of the blue. I'd like to know what the genesis of this was. What provoked you to add this section to Ch. 57? I've been at most Town Board Meetings, and a few Planning Board Meetings, and I've yet to hear anyone asking to have this addressed so I'm not sure why the Town Board believes that there is this great need and urgency right now. This seems to me it would impact developers only, and only a few lots since there are all these constraints. This Geographic Constraints, there needs to be proximity to the Villages. By the way is Palm Tree part of the Villages, and then the infrastructure constraints, things to provide water, and sewer. So this seems like it's very limited in scope so I'm not sure that there is a great need for this. Meanwhile, something that would impact regular folks, not developers, and has actually been brought up at many meetings...the redefining of lot sizes, that continues to languish. Many homeowners could find themselves in

a jam when trying to sell their homes because their lives do not conform to the Town Code, and I believe at a recent meeting I forget who asked, but it suggested that the changes to the Code should not be rushed through in regards to changing the lot size definition but this seemed to be rushed through. Now to my question about the actual document. The Law allows that the Town Board may refer applicants to the Planning Board. I would like to see that to will refer to the Planning Board. The Planning Board is comprised of Planning Professionals. Folks who have to constantly keep up their continuing education, and be informed about Planning (inaudible), while the Town Board as far as I know Mary Bingham is the only one who would have any Planning Board experience so I really would like to see may refer changed to will refer. I also question the teeth of the enforcement component of income requirements for the 20% of units set aside for workforce housing, and for the 15% set aside for 55+. Would this be self policed by the HOA? Are you concerned that the HOA could look the other way if there are violations to this, and what enforcement mechanism does the Town Board have to engage the HOA? Possibly taking on a legal burden to ensure conformity? Will costs for any future action be Es-crowed to ward off any taxpayers footing any future legal bills? There's also a provision that allows for multiple owners to gang up their properties to meet minimum acreage requirements, and in this age of LLC's I would like it overtly stated that the names of all the people involved in the LLC's need to be disclosed as part of this process. Now with the roads in these communities, would they need private or public, who would be responsible for maintenance, plowing, that sort of thing. And also the garbage. Would the garbage be the responsibility of the Town or the HOA? I'm not sure I like this or not. I still have to do a little more research but because of the limited number of parcels and the fact that the parcels are not neighboring. This kind of smells of spot Zoning to me little bit. Is the way of getting around the master plan, and I especially don't like the speed of this implementation. So I hope you address some of these things at the end of the year. Thanks.

- Town Clerk Mary Ellen Beams: Mike Goldstein

- Mike Goldstein: Thank you, Mike Goldstein resident of the Town and the Village. I concur with the previous speaker. What bothers me is that I feel before you do this you should look at Ch. A-64 of the Planning Board. The last time this was written was in the 40's, and maybe you should decide what they're supposed to do because I believe that this document says they have the right to improve development of undeveloped plots. Authorize to approve the plots with or without streets, and the Board is authorized to modify certain zoning requirements. Everything that you're trying to do in here, they already have the right. So we're going to get rid of the Planning Board? Especially in a number of cases where things have to be referred to the Town Board. You do not have to turn that over to the Planning Board. That says may, not shall, and you could look at me, and disagree. I understand what you're trying to do here but I think we should tighten up A-64 before we decide what we're going to do with the Planning Board before you take all that away from us. And I question what would happen to some of the developments that have already been approved. Shea Meadows, I believe that was approved for development. What's going to happen to that? Can they still go ahead

(inaudible) or are they going to have to come back? Thank you.

- Town Clerk Mary Ellen Beams: Cristina Kiesel

- Cristina Kiesel: Cristina Kiesel Town of Monroe. I would like to speak tonight regarding the benefits of cluster zoning.

Cluster housing refers to a development in which homes are situated in groupings close together, while larger areas of open space within the development form a buffer with adjacent land uses. This is often accomplished through small individual lots, with the remainder of the land becoming common ground.

This is not a new concept, and can have some major benefits.

Contiguous open spaces are good for conservation and wildlife habitats as well as agriculture.

Grouping homes together reduces the initial investment in roads, streets and utility lines, as well as the cost for maintenance and replacement of those roads. Open space can provide community members with larger recreation areas and maintain the local rural residential character that many of us moved to this area to enjoy.

Open space can benefit the environment by providing habitat for wildlife, filtering storm water and runoff from impervious surfaces.

According to the DEC, overlay zones are commonly used for environmental protection and can be very effective at protecting habitats such as stream corridors, ridges, wetland complexes, wildlife corridors, or rare landscape elements.

applaud our Town Board for working in conjunction with the Planning Board and Orange County Land Trust to take steps towards preserving open space.

While we are on the topic of preserving open space, I would like to request that the board follow in the footsteps of Warwick and now Chester, and look into implementing a Purchase of Development Rights, or "PDR" for Monroe.

PDR is a small tax that is levied on home buyers. The funds are used to permanently preserve significant amounts of open space. This results in maintaining the open space, while simultaneously saving taxpayers in the long run. It costs taxpayers much less to protect land from development with PDR, than to have the land developed and ultimately end up paying increased school taxes that result from new subdivisions. The PDR has been successfully implemented in Warwick, and Chester is now following suit. I urge the board to look into PDR as another option for preserving space in Monroe, and perhaps having this on the ballot in November.

Thank you.

- Town Board: Thank you.

- Town Clerk Mary Ellen Beams: John Allegro

- John Allegro: John Allegro Town of Monroe. Thank you for giving us an opportunity to speak about this issue; proposed changes to zoning for cluster developing. I've been following this concept for many years. Years before I even got involved in coming to Town Board meetings, and just about any conservation driven or inspired person will tell you that you know common the use of common areas, common use areas instead of everybody having their little postage stamp of land is very environmentally friendly. Just to take a look at what happened over at Smith Farm which, which happened before this present Board was seated. It's clear cut. Every tree is taken down in a development like that, and it doesn't matter you know old growth, new growth, native, non-native, just doesn't matter. It's clear cut. As long as we get the trees cut before the bat season you know on April 1st. I've been following people's discussions on this on Social Media, and I think what I'd like to suggest to the Board and it would be a very important thing to do is explain in plain English somehow what this proposal is, and what it is not. It's clustering, and a lot of people don't know what that means. I was working out while I was waiting, I was working out an example in my head. Let's say you have a hundred acre parcel, and you have 1 acre zoning, you're allowed to build conceivably 100 homes. You know, give or take right? If a developer chooses to apply for this program, that person will be required to to give up 65 acres for Ever Green. There will still be 100 homes conceivably on give or take, built on 35 acres. That's a .35 acre parcel. What a lot of people out there are thinking is what this is not. This is not taking a hundred home potential parcel and now making it high density where you'll have 300 and something homes on a hundred acre piece of land because you know the evil Town Board has now decided to add urban development. As far as you know the water, I saw something in here about water discharge and replenishing water into the water table, and that requirement being that the homes in this proposed plan must have access to both water and sewer. If there's a, if there's a limitation to the to the size of the footprint of the homes, you know I heard that 2.5 bedroom figure

- Supervisor Cardone: 2.25

- John Allegro: 2.25 thank you. And I think that the Board should maybe consider even expanding a program like this to allow subdivisions that are serviced by a septic. Now imagine if you have public municipal water, and a septic, you're recharging free water into the water table. I've been researching this for a while. There are high technology septic systems that you know, and it's not the old 4" perforated pipe anymore. You know you can dig out and add sand, and gravel, and this entire baffle system under system of chambers under the ground which will recuperate many more gallons of water than a standard septic system. So I think it might be you know something you guys might want to take a look at for those areas that do not have sewer service and maybe expand this program and add some form of tests or requirement for these super high tech septic systems. So thanks again. That's all I got. Appreciate you letting us all speak about this.

- Councilman McGinn: Thank you.

- Supervisor Cardone / Councilman Scancarello: Thanks John.

- Town Clerk Mary Ellen Beams: Ward Brower

- Ward Brower: Ward Brower private citizen. I was curious...question was answered read my mind. Who asked for this document and I believe you guys asked for this. Next question was why does it have to be close to a Village? I was curious. I gathered before the services I gathered that was one of the reasons. Open space versus clustering. Questions been around a while for content and idealistically it makes a whole lot of sense. You can as John pointed out Jim Rogers pointed out if you can use a small section of the total acreage have all your density there and then leave the rest for Ever Green it's a great concept. Kelly Steele always has been preservation of that open space and the only post the bullet proof that we've heard from Attorney Dennis Lynch was designated state park other than that and that's still not (inaudible) because you couldn't (inaudible) the state couldn't overturn that ruling. So let's not elude ourselves. It's close to being bullet proof but it's not quite. Bedroom count...still using this floor unit of measurement. See we're obligated to do a seeker which is in New York has been around since 1975. However to do a seeker properly you need to know an actual headcount not a bedroom count. Bedrooms don't consume water or produce sewage or generate traffic. People do. How many people are in a bedroom that's what you want to know not the bedroom count. Not the number of bedrooms. I want to know the number of people in that dwelling otherwise seeker is meaningless. All those parameters those engineers run through totally meaningless and when you hand this over to the Board of Health say ok we have 2.25 bedrooms and they look at they say what does that mean? (inaudible) figure says it's about 4 1/2 people. Then they'll tell you how many gallons you need of sewage how many gallons of water etc. but without the headcount you don't know. Well this is just a ridiculous number. It's not a number. It's an imaginary number. I remember imaginary numbers from math. The other thing is a wooded buffer zone between the Villages and the Town would be nice. One that's wide enough to actually accommodate the critters such as bears boxers raccoons coyotes whatever so they're not running down the highway. That would be helpful. Other than that glad for your input and hopefully the process goes on. Thank you.

- Councilman McGinn: Thank you.

- Supervisor Cardone: Thank you.

- Town Clerk Mary Ellen Beams: Mike Egan

- Mike Egan: Mike Egan Town of Monroe. The Floating Zone concept sounds wonderful. I know you're at the beginning of the process so maybe things will come out that aren't so wonderful but at the moment dedicating space to Seniors workforce housing conserving open space no accessory apartments all that stuff what's not to like? It always sounds great. I just hope it's not too good to be true. I just hope all those restrictions and the two or three pages of them don't turn off developers and landowners such that they decide it's not an adequate return on their investment. It's easy at least they're not here or anywhere else to come up with all sorts of restrictions. We don't have to do this we don't have to do that but you know there's unintended consequences at times right? If you make something too restrictive then it doesn't

happen and then other things happen that you didn't like. So I applaud you for it and I hope you listen to all the input and come up with something that really makes this happen and in general it's great to see the Town think outside box and I'm going to sort of stay on the theme but switch the subject a little bit and say that I hope you think outside the box for solutions north of Route 17 where you know a small handful of landowners who got shut out of a 500 acre annexation or some of their land was. Some are in the 164 got into KJ. The rest didn't. They don't like the zoning. They think they can't make a return on investment. Not one they like and this is not a new thought. I said the same thing that happened before when you were adopting the Comprehensive Plan. And so I think that we've now seen what happened and that is they said well that will just form a Village. In New York states law is so poor this Village creation law it's a back door to trouble. It's an invitation to trouble that they'd use it. You know and hopefully it won't come to fruition but but I think it's an unintended consequence and I urge you to think flexibly up there too and look for a way to diffuse that situation such that these landowners and developers end zoning...a few of them small handful. Can feel that there's something in it for them that provides an adequate return on investment and that they can build it out in a way that's a compromise not a Village where they control their own zoning and can be extremely dense but stay in the Town of Monroe and compromise that city that will allow them to do it build it out put this behind us because it's not going to go away. Thank you.

- Town Board: Thank you.

- Town Clerk Mary Ellen Beams: And that's all I have signed up. Action (Resolution): 3.5 Motion to Continue Public Hearing for Proposed Amending of Ch. 57 of the Town Code

2019-#197

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to continue the Public Hearing for Proposed Amending of Ch. 57 of the Town Code May 20 2019 at 7:00pm.

Motion by Mike McGinn second by Mary Bingham.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Action (Resolution): 3.6 Set Public Hearing Date-Official Formation of Water District 14

2019-#198

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to set Public Hearing for the Formation of Water District 14 on Monday May 20 2019 at 7:30pm.

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

4. Community/Announcements

Information: 4.1 Pizzarama: New Pizza Parlor in Town

To hear Supervisor Cardone's comments please go online to Board Doc's Video Clip #4.1 1:07:57. Information: 4.2 Orange County Developing Long Range Transportation Plan

To hear Supervisor Cardone's comments please go online to Board Doc's Video Clip #4.2 1:08:20. To submit your ideas please visit website at <http://sgiz.mobi/s3/17f45ad92f29> . 5. Audit of Claims

Action (Resolution): 5.1 Audit of Claims

2019-#199

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #19-008 General Fund containing Check #'s 24018 - 24030 totaling \$230271.20

Motion by Councilman - Rick Colon second by Mike McGinn.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

6. Acceptance of Minutes

Action (Resolution) Discussion: 6.1 Acceptance of April 15 2019 Minutes

2019-#200

BE IT RESOLVED that the Town Board of the Town of Monroe accepts the Minutes of April 15 2019.

Motion by Sal Scancarello second by Mary Bingham.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

7. New Business

Action (Resolution) Discussion: 7.1 Town Hall Wiring

2019-#201

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Accept the proposal from Paruolo Electric for the New Town Hall Wiring for the sum of \$4260.

Motion by Mike McGinn second by Councilman - Rick Colon.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Action (Resolution) Discussion: 7.2 State Police Barracks HVAC

2019-#202

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing the repair of the A/C system and the enhancement of the A/C system for the Trooper Barracks in the amount of \$11250

Motion by Mike McGinn second by Sal Scancarello.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Action (Resolution) Discussion: 7.3 Trees for Tribs

2019-#203

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the Grant to go forward with the New York State DEC Trees for Tribs program.

Motion by Mike McGinn second by Mary Bingham.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Action (Resolution) Discussion: 7.4 Budgetary Transfer Request-Boat House

2019-#204

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to transfer from A7120-2000 (equipment) for \$120.00 to A7120-4109 (other expenses) advertising for the Boat House/Job Openings.

Motion by Mike McGinn second by Sal Scancarello.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Action (Resolution): 7.5 ZBA Applicant-Return of Escrow Balance

2019-#205

BE IT RESOLVED that the Town Board of the Town of Monroe approves ZBA Applicant Ventsislav Stavrev's request for the return of his escrow balance of \$1150.00 from account #Z030-2018.

Motion by Mary Bingham second by Councilman - Rick Colon.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Action (Resolution): 7.6 Planning Board Applicant-Return of Escrow Balance

2019-#206

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to return the \$562.72 from Account #0152-2017 to the Applicant of Kingdom Hall.

Motion by Councilman - Rick Colon second by Mary Bingham.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Discussion: 7.7 Expenditure Request-Training Seminar Assessor's Office

THIS ITEM IS BEING HELD OVER UNTIL THE MAY 20 2019 MEETING. Action (Resolution)

Discussion: 7.8 Auctions International-Sale of Highway Department Equipment

2019-#207

BE IT RESOLVED that the Town Board of the Town of Monroe approves the sale of the following Highway Department equipment on Auctions International:

(2) 1990 Cushman Lawn Tractors

(1) 1990 Bomag Roller

(1) Light Tower

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Action (Resolution) Discussion: 7.9 Budgetary Transfer-Highway Department

2019-#208

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Amend 4/15/19 Resolution #2019-186 to reflect Highway Budgetary transfer of \$26500 from Account # DB 1900-0000 Contingency to Account # DB 5130-2000 Machinery/Equipment for payment to H.O. Penn for the purchase of a Caterpillar Compactor.

Motion by Supervisor -Tony Cardone second by Mary Bingham.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Action (Resolution) Discussion: 7.10 5G Service for the Town of Monroe

To hear Councilman Colon's comments and Town Board's responses regarding 5G Service for the Town of Monroe please go to Board Doc's Video Clip #7.10 1:31:49. **2019-#209**

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion Amending Resolution #2019-197 for the Continuation of the Public Hearing for Chapter 57 Zoning Amendments for 7:00pm and Resolution #2019-198 for the Public Hearing for the Formation of Water District 14 for 7:10pm or shortly thereafter and put 5G Service for the Town Hall as the first item for the Agenda of May 20 2019 Town Board Meeting.

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Action (Resolution) Discussion: 7.11 Eagle View Subdivision

2019-#210

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Table this matter until May 20 2019.

Motion by Supervisor -Tony Cardone second by Councilman - Rick Colon.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Action (Resolution) Discussion: 7.12 Acre Zoning Requirements/Specifications

2019-#211

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion for our Planner to discuss or give us suggestions as how's the best way to remedy this to get it back to 40000 square feet to correct this deficiency.

Motion by Mary Bingham second by Supervisor -Tony Cardone.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

2019-#212

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to have the Planner look into two family homes possibly that are on a 1 acre lot that do not have central sewer or water could it be they are currently a 1 family home. Is there a possibility to make them a 2 family home on a 1 acre lot without central sewer or water?

Motion by Mary Bingham second by Mike McGinn.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Action (Resolution) Information: 7.13 Security Related Issues With New Town Hall

2019-#213

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to prepare an RFP for security systems and upgrades to the New Town Hall to be presented at the next Board Meeting on May 20 2019.

Motion by Mike McGinn second by Supervisor -Tony Cardone.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

8. Old Business

Action (Resolution) Discussion: 8.1 God's Grace Ministry

2019-#214

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing Supervisor to sign the Use Form for God's Grace Ministry for the Celebration Hall for approximately 2 1/2 hours at a cost each time of \$200.

Motion by Mike McGinn second by Councilman - Rick Colon.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

Action (Resolution) Information: 8.2 Lease Agreement with State Police Barrack's on Nininger Road

2019-#215

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to authorize the Supervisor to sign the Lease Agreement with the State Police Barrack's on Nininger Road after thorough review and approval.

Motion by Mike McGinn second by Councilman - Rick Colon.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

9. Public Comment

Information: 9.1 Rules for Public Comment

Discussion Information: 9.2 Public Comment

The following residents spoke during Public Comment. To hear their comments and Town Board members responses go online to Board Doc's Video Clip #9.2 1:45:51.

- Herman Wagshal

- Ward Brower

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

Information: 10.1 Enter into Attorney Client Session

NO ACTION WAS TAKEN AT THIS TIME. 11. Return to Regular Meeting

Information: 11.1 Return to Regular Meeting

NO ACTION WAS TAKEN AT THIS TIME. 12. Motions From the Floor

13. Adjournment

Action (Resolution): 13.1 Adjournment of Meeting

2019-#216

BE IT RESOLVED that the Town Board of the Town of Monroe adjourns the meeting of May 6 2019 at 9:08pm.

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Councilman - Rick Colon Mike McGinn Mary Bingham Sal Scancarello

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