

MONROE TOWN BOARD MEETING MINUTES

— 05/06/2024

MONROE TOWN BOARD MEETING AGENDA (Monday, May 6, 2024)

Generated by Valerie Bitzer (Public Hearings Transcribed by Deputy Town Clerk Barbara Singer)

Members present

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

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 May 6, 2024

2024-#242

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of May 6, 2024, at 7:10 PM.

Motion by Sal Scancarello, second by Dorey Houle.

Final Resolution: Motion Carries

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

3. Community Announcements

Action (Resolution), Presentations: 3.1 Ermin Siljkovic, Orange County DPW/Environmental Facilities

To hear presentation by Ermin Siljkovic from Orange County DPW/Environmental Facilities regarding at-home composting, please go on-line to Board Doc's Video Clip #3.1, 0:1:40.

The bins for home use are available for purchase on the County's website.

<https://www.orangecountygov.com/1485/Composting-Food-Scraps-Yard-Waste>

Beginners guide to composting (youtube.com)

2024-#243

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution approving the use of the Town Hall Meeting Room on Saturday, May 18, 2024, from 10 a.m. - 12 p.m. by

Orange County DPW/Environmental Facilities for an additional presentation to the public regarding at-home composting.

Motion by Dorey Houle, second by Maureen Richardson.

Final Resolution: Motion Carries

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

Action (Resolution), Information: 3.2 Recap: 2024 Monroe Community Clean Sweep

2024-#244

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Table the matter RE Recap: 2024 Monroe Community Clean Sweep until May 20, 2024.

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

Discussion, Information: 3.3 St. Jude Kids Radiothon

To hear Town Clerk Valerie Bitzer RE: St. Jude Kids Radiothon, please go on-line to Board Doc's Video Clip #3.3, 0:11:34.

Information: 3.4 Walk MS: Orange

To hear Supervisor Cardone RE Walk MS: Orange, please go on-line to Board Doc's Video Clip #3.4, 0:12:27.

Information: 3.5 Town of Monroe Food Truck Festival

To hear Councilman Scancarello RE: Town of Monroe Food Truck Festival, please go on-line to Board Doc's Video Clip #3.5, 0:13:06.

Discussion, Information: 3.6 Update by County Executive Steve Neuhaus

To hear discussion with Orange County Executive Steve Neuhaus, Town Board Members, Town Counsel Nugent, and resident Dan Burke, please go on-line to Board Doc's Video Clip #3.6, 0:14:20.

Information: 3.7 Orange County Mobile DMV at Monroe Town Hall

To hear Town Clerk Valerie Bitzer RE Orange County Mobile DMV at Monroe Town Hall, please go on-line to Board Doc's Video Clip #3.7, 0:34:25.

4. Public Hearing

Action (Resolution), Discussion, Information: 4.1 Motion to Open the Continuation of the Public Hearing RE: Local Law H-V1 of 2022 to Amend Chapter 57 (Zoning) Concerning the

Regulations Governing Tree Preservation

2024-#245

BE IT RESOLVED, that the Town Board of the Town of Monroe Made a Motion to Open the Continuation of the Public Hearing RE: Local Law H-V1 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation.

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

The following residents signed up to speak during Public Comment for the continuation of the Public Hearing RE: Local Law H-V1 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation. To hear their comments, and Board Members responses, please go on-line to Board Doc's Video Clip #4.1, 0:35:00.

- Conservation Commission Chairman Dennis Fordham

- Supervisor Cardone: Did anybody sign up?

- Town Clerk Valerie Bitzer: Denis Fordham.

- Dennis Fordham: Hello, now we've got it. Thank you. It's a bit like Ground Hog Day, keep coming back for the revisions to the tree code. I received, as all you did, the latest revision to the tree preservation law dated April 22nd. I submitted my comments this morning, most of them are minimal, some grammatical items in there. The changes that have taken place of this latest law; one is a discussion that we'd had before about removing three or less trees. Did it require a permit? With the earlier tree code, a resident can remove up to six trees without any requirement to go to anyone. Now, if this goes through, a resident should be required to submit, as written at the moment, a tree removal notification form submitted to the Town Clerk, it will go to the Building Inspector and to me, the Conservation Commission, for review. I think this is okay. This needs to be seriously considered. The issues with this, I think, are how do you get this information out to town residents? And then enforcing it thereafter. If we're really serious about this it has to be enforced. We need some information out there. The other ones, I think, who would be good to be informed is those people who remove the trees, tree removal contractors. As far as I know now, they come into the town, any town, a resident wants trees removed and they just remove them. There's no particular requirement to go to the Building Inspector unless there's a permit involved. That should change, I believe. Is there some way of informing those contractors that there is a law that they have to comply with and to make sure that they get the permit or the appropriate documentation from the resident that those trees that they've identified to be removed, can be removed. The other item that came up was some release of mitigation severity for large developments. I personally have no particular concern for these, they seem okay. There're

other considerations that I believe others need to take into account, legally, from the planning position's point of view they have to administer this and look into this in detail. So, they need, really need to get involved, I think, with that requirement. Otherwise I think that they're good.

- Supervisor Cardone: You had said you're waiting for some answers from Bonnie Franson or Planning Board chair?

- Dennis Fordham: On a totally separate issue, not on the tree code.

- Supervisor Cardone: Okay.

- Dennis Fordham: In the past, well I'm going back to maybe November, December now, and her opinion there was no. I think we'll opine when we get the go ahead from the board.

- Supervisor Cardone: Okay.

- Dennis Fordham: There you go. All right, so my written comments stand any questions come back to me then let me know.

- Supervisor Cardone: Yeah.

- Dennis Fordham: I think we should have some sort of workshop meeting, gathering, to get to the town as to what's.

- Supervisor Cardone: Most definitely Dennis. Okay, thank you for all your efforts with this, really appreciate it.

- Councilwoman Houle: Thank you Dennis.

- Councilwoman Bingham: Thank you.

- Town Clerk Valerie Bitzer: That's all for public comment.

- Supervisor Cardone: Okay.

- Councilwoman Richardson: Are we going down to respond one by one for comment?

---Supervisor Cardone: Sure.

- Councilwoman Richardson: Do you want to start Mary?

- Councilwoman Bingham: Well I do like that in the new version we're also allowing for some green infrastructure whether it's solar charging stations for electric cars or green roofs. So, I think that's a good addition to the revision.

- Councilwoman Richardson: Okay anyone else?

- Councilwoman Houle: I'm good.

- Councilwoman Richardson: Yeah, I think, I had spoken to Dennis a lot about a couple questions and I hadn't had a chance to really dive into the way the law is worded, so I think I also want to have a workshop meeting and talk with Max about how this would be practically written. I personally have concerns about how the subdivision articles appear written to me it seems like there might be room for exploitation where if you continue to subdivide and then lay a house at the center of that lot then all of those trees that person would appear to get for free as an incentive to keep the boundary, the borders of that subdivision, to keep those trees up but, you know, all good plans don't wind up that way. So, I'd like to tighten up any loopholes that might lead to exploitation for the subdivision issue, especially in larger plots that get subdivided down for potential exploitation purposes. If you see what I'm saying, so I'd really like to drill down into how that's worded to just protect from that taking more trees as a loophole without giving the fees, the full fees, that we would be receiving otherwise. And then

as a second, I like the idea of green infrastructure and green roofs and solar charging stations, however there is no substitute for a full-grown tree, there's no substitute for a full-grown mature forest, a native forest. There's no substitute for wetland and the carbon sink and the natural, you know, benefits that they provide. So, we would really have to be careful about again, the one to one ratio; what ratio we're allowing and how much we are allowing as an incentive. Like we want certain green aspects brought to Monroe as a result of this commercial development but when I made public comment encouraging that we are going to have to think about the commercial aspects of this. I really was talking more about how it would be extremely arduous to measure on say 100 acres of tree, every single tree, so there are easier ways to measure by sampling. Like, say a neutral selected area that is statistically like all of the area and then measuring that and using that as a starting point but right now after speaking with Ben, our Building Inspector, he'd let me know that we already require no matter how many trees there are, to all of them be measured. So, again, I just want to go through these incentives that we're offering and making sure that there's very little room for exploitation just so that the intent of the law is remains preservation. Thank you.

- Councilwoman Houle: Just to answer your question about it's not a one for one when you're taking down a tree. There's a tree density unit. So, based on the size of the tree you would need to put up or pay for more than that number.

- Councilwoman Richardson: I meant the ratio of what we are allowing for the commercial density whatever we're taking away and allowing the green infrastructure and the solar charging stations to replace. We've done a good job, I believe, calculating based on tree density the literal replacements tree to tree but I mean there is no one to one replacement at all. There's no kind of literal replacement for a tree that isn't a you see what I'm saying? So, you have to be careful when you're replacing a tree with a charging station because those are not the same environmental actions, it's a pro-environmental action to not use electricity and to not put carbon out into the world but it's not the same thing as creating oxygen or taking carbon out of the atmosphere, you see what I'm saying?

- Councilwoman Houle: Yes. Yes, but at least we're offering mitigation opportunities of reducing the amount of greenhouse gases or carbon monoxide that's getting into the air from vehicles. We're allowing for geothermal heating which is going to reduce the need for electric heat or fossil fuel heat or wood burning stoves. So, while we aren't necessarily replacing that one tree anywhere, or paying for that one tree anywhere, we're still eliminating some of the causes of the pollution that the trees have to clean up. So, it's all a balance we have to find that.

- Councilwoman Richardson: Right, that's what I said. We have to be careful with. I want to just make sure that balance is achieved and not, you know, the numbers I was looking at and speaking with seemed a little high for me but if we sit and have that workshop meeting I think that we could really dive into the details of what seems balanced. So, that's just my concern.

- Supervisor Cardone: Okay can we move on? We've got a long agenda.

- Councilwoman Richardson: Yep.

- Supervisor Cardone: Possible motion to keep the continuation of the public hearing for chapter 57 local law H V1 of 2022. What's the flavor of the board? Do you want to keep it open?
- Councilwoman Bingham: I think we should keep it open at least until June. That would give time to set up a work workshop.
- Supervisor Cardone: Okay. So, we'll keep it open until June 3rd at 7pm or immediately thereafter.

Action (Resolution): 4.2 Possible Motion to Keep Open the Continuation of the Public Hearing RE: Local Law H-V1 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation

2024-#246

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Keep Open the Continuation of the Public Hearing RE: Local Law H-V1 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation until June 3, 2024, 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

Action (Resolution): 4.3 Motion to Open the Continuation of the Public Hearing RE: Short Term Rental Application, 649 Lakes Road (SBL: 29-1-34.1)

2024-#247

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Continuation of the Public Hearing RE: Short Term Rental Application, 649 Lakes Road (SBL: 29-1-34.1).

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

The following residents signed up to speak during Public Comment for the Continuation of the Public Hearing RE Short Term Rental Application, 649 Lakes Road (SBL: 29-1-34.1). To hear their comments, Town Board Members, and Town Counsel Nugent's responses, please go on-line to Board Doc's Video Clip #4.3, 0:45:40.

- Jonathan DeJoy

- Ramon & Yolanda Carrion

- Supervisor Cardone: Motion to open the continuation of the public hearing regarding short-term rental application for 649 Lakes Road, sbl 29-1 34.1 Do I have a second? Is the applicant here? Is the applicant's attorney here? Yeah, he's hiding behind the TV.

- Town Clerk Valerie Bitzer: Supervisor, I have residents signed up also. Do you want Mr. DeJoy to speak first?

- Supervisor Cardone: I'd like him to go first and then maybe their questions could be answered.

- Town Attorney Nugent: Yeah, I think we should point out a letter was received, but it came in today, so I don't know if the board members have seen it.

- Supervisor Cardone: Yeah, we're not going to vote on it tonight because I didn't even get it chance to see it until 4:30

- Town Attorney Nugent: That's fine.

- Mr. DeJoy: I'd like to review the letter with you nonetheless and ask you to at least close the public hearing tonight.

- Councilwoman Richardson: Did you have some printouts for us? I saw that.

- Mr. DeJoy: Would you like?

- Councilwoman Richardson: Yes please.

- Town Attorney Nugent: Just while Mr. DeJoy is pulling that out, I believe the letter is more or less a summary of issues that were raised at the last public hearing and his Responses, the applicant's responses, to those.

- Mr. DeJoy: That's correct, yeah.

- Supervisor Cardone: I got it on my email.

- Councilwoman Houle: I would yes.

- Supervisor Cardone: Right on the right, in the front row.

- Mr. DeJoy: All right, so I know kind of the most pressing issue was privacy and you'll see at the back of this packet we have quite a few color photos that kind of show the dwelling from various angles and if you look through the photos you can see there's trees, there's stone walls, there's kind of, I don't want to say hills but the yard slopes so that kind of gives you some privacy there and really that combined with the distance from the neighboring houses which is about 200 to 400 plus feet, you know, this dwelling is really pretty isolated from the neighbors, from the surroundings. So, I think that alone is enough to really negate any potential privacy issues. Again, it's a one-bedroom, short-term rental. You know there's really no reason that there should be any kind of excessive noise, lighting, anything like that and in all likelihood, you're not going to have more than two people staying there probably. I know the supervisor raised a question about the septic easement, we included a copy of that in the submission as well. There's an easement, it's just to the south of the applicant's property on the neighboring parcel. Don't need to do anything with the septic as far as I'm aware and then the last issue was the setbacks. So, the applicant actually met with the building inspector a

week or two ago. The building inspector, I believe, was familiar with the application already and in his opinion, he saw no issues as far as setbacks or need for variances. We're not changing anything, we're not enlarging the building, so as far as he's concerned, we're good to go there. Does the board have any questions? I know I spoke kind of fast and gave you a lot of information.

- Councilwoman Richardson: Councilwoman Bingham raised a point about our code stating about pool usage. I don't know if she'd like to bring that up.

- Councilwoman Bingham: I just have to find it, just give me a second. One of the residents had brought up that the main house has a pool and the question was brought up, we got an application here for the same property, one says 874 square feet, two-bedroom, six people. The other, one on the internet, says it's for two people. I'm assuming. and you shouldn't do this right. we all know the saying, that that information was then given to the applicant. Soon after that, in August, I get another copy of an application and it says on it it's corrected. It wasn't certified mail, so maybe that application was not run through the system immediately because I believe that the requirement is for it to be certified to all the neighbors within 500 feet. So, to address your comment that you made, I think that you need to really look at the whole story. It tends to tell us who we're going to rent to, who's owning this property and what their real intentions are, it's our commercial mindset. I briefly read this letter before I run out of time and in terms of privacy, the pictures are taken from the viewpoint of the property itself. I have a video in my phone that I took on the way over here from my property. This property is 18 inches from the property line. There are no shrubs on my property, on his property, there is no privacy between me and him at all. I don't want to waste your time in showing you. The video, I think at this point, you guys should think that I'm telling you guys the truth but I would like for the privacy issue to be resolved. If I'm going to have to deal with this I want to make sure that the privacy issue, the quiet that I enjoy so much, that I can still enjoy it and I think that's a big, big aspect for me. So, I hope you guys can take a look at that and consider it. Thank you.

- Councilwoman Richardson: Thank you.

- Supervisor Cardone: Thanks a lot. There's a guideline in the code regarding noise, so if something happens, you know, and you complain and you have video footage and whatnot of it you know it will definitely be addressed and as far as the shrubs, I'm in total agreement with you. I think you should have as much privacy as can be done. Is the stone patio out back, does that go from the house to the fence line?

- Ramon Carrion: It's parallel.

- Supervisor Cardone: Parallel, okay. So, is it possible, you can email that video?

- Ramon Carrion: Sure.

- Supervisor Cardone: To me or actually email it to the Clerk and we'll let the Clerk distribute it to the board.

- Ramon Carrion: absolutely.

- Councilwoman Richardson: Is the Chester property also being up for short rental?

- Ramon Carrier: No, it's not but it's going to have entertainment.

- Councilwoman Richardson: Oh, that's the larger pool area and everything like that so it's a permanent rental area. Okay.
- Ramon Carrion: Thank you very much.
- Supervisor Cardone: Thank you guys. Appreciate it. Why don't you grab Val's email.
- Councilwoman Richardson: Mr. Nugent, we can't ask them to add privacy but we can refuse if we feel that there is no reasonable privacy, is what I'm seeing?
- Town Attorney Nugent: Yeah, the word the language in the code is reasonable degree of privacy, that's not defined but that's the board's determination.
- Councilwoman Houle: Are there any other speakers for public comment?
- Town Clerk Valerie Bitzer: That's all for public comment.
- Councilwoman Houle: Thanks Val.
- Supervisor Cardone: Thank you. Okay, so I'll make a motion to keep open the continuation.
- Town Attorney Nugent: If you don't mind, I just want to, Mr. do I wish to respond to anything before we close tonight's session?
- Mr. DeJoy: Yeah, I mean as far as privacy goes I would just echo what Mr. Nugent said, that you know the code requires a reasonable degree of privacy. This dwelling is at least 200, and closer to 400 feet away from the neighboring homes. I don't see any reason to believe why there would be more noise or other privacy impacts than, you know, any other single-family home. I think there's only so much we can do. I get that there's generalized concerns about having a short-term rental next to someone's property, I get that, but I don't think there's really, you know, anything, there's I don't think there's you know any specific privacy concerns that we've heard.
- Supervisor Cardone: I'm going to give you my opinion.
- Mr. DeJoy: Sure.
- Supervisor Cardone: Is that the proximity of that house is too close to the property line.
- Councilwoman Richardson: Agreed.
- Supervisor Cardone: And that presents a privacy issue for me.
- Councilwoman Richardson: You're 200 feet away and there's nothing in between us, I can see exactly what you're doing. there's no.
- Mr. DeJoy: There's not nothing. I mean there's trees, there's shrubs.
- Councilwoman Richardson: We'll talk about it next time.
- Supervisor Cardone: Yeah, we'll take a look at the video and see. I think it's pretty open. I know, I walked that property, so.
- Mr. DeJoy: All right.
- Supervisor Cardone: All right, thank you very much, appreciate it.
- (Inaudible)
- Supervisor Cardone: Yeah just give the Clerk 150 bucks and you're welcome to speak.
- Councilwoman Richardson: Yeah and to each of us.
- [Laughter]
- Supervisor Cardone: State your name, where you live.

- George Matossian: George Matossian, 123 School Road Monroe New York 10950. On the privacy issue, the access, which is very, very narrow, is right next to an elderly woman's home, my next-door neighbor. It's a 77year old woman, that just had a stroke. The easement is split, not down the middle but across the driveway, so next to her home, I have photos of it, is 100% her property until it gets to a certain part in the back. Now she has a set of deck stairs right next to the driveway which you can reach out this far and the driveway is right there. So, as far as privacy goes, people you, it's the only access to the property. It's just crazy that it could be used as sort of for a commercial passing her, I mean there's no restrictions on, maybe the person has a Harley-Davidson, maybe they have to go to work at 3:00 in the morning or they invite guests to the house itself but it's this close to her driveway.
- Supervisor Cardone: Let me ask you a question because I'm trying to, you know, be fair here. If someone had rented that property for a year and they had a motorcycle, what would we be able to do?
- George Matossian: Which they did because it's so. I don't know. We both knew the owners and the renters, both of us because it can probably be rented I don't know what the law is, if it's every night, a short term, every weekend.
- Supervisor Cardone: Up to 30.
- George Matossian: But you could, but what's the shortest terms somebody could be?
- Supervisor Cardone: It's up to the owner.
- George Matossian: So, theoretically it could be 365 days.
- Councilwoman Richardson: You could have a whole bike gang, one at a time, rent all in a row.
- George Matossian: Yeah, but you have so the chance of something being too noisy, too late at night, too, pretty high.
- Councilwoman Houle: If you could please send us those photos.
- Councilwoman Richardson: On your behalf and on her behalf and if you could help her send in comments.
- George Matossian: She was supposed to be here.
- Supervisor Cardone: That's fine.
- George Matossian: She could, yeah that's fine, but it's literally the driveway is literally here.
- Councilwoman Richardson: Because we do, it just says that we have the right to refuse if they're not generally afforded a reasonable degree of privacy from view of occupants, so.
- George Matossian: Right, so I appreciate you letting me speak.
- Supervisor Cardone: Okay thank you very much.
- Councilwoman Richardson: Thank you, we accept money order.
- Supervisor Cardone: Were you were you paying cash or charge?
- (Laughter)
- Supervisor Cardone: Okay, so I'll make a motion to keep open the public hearing regarding short-term rental application 649 Lakes Road 29-1-34 to May 20th which is two weeks from now, okay May 20th, 2024 at 7 p.m. or immediately thereafter.

Action (Resolution): 4.4 Possible Motion to Keep Open the Continuation of the Public Hearing
RE: Short Term Rental Application, 649 Lakes Road (SBL: 29-1-34.1)

2024-#248

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Keep Open the Continuation of the Public Hearing RE: Short Term Rental Application, 649 Lakes Road (SBL: 29-1-34.1) until May 20, 2024, 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

Action (Resolution): 4.5 Motion to Open the Continuation of the Public Hearing RE: Short Term Rental Application, 21 Front Street (SBL: 16-3-1)

2024-#249

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Continuation of the Public Hearing RE: Short Term Rental Application, 21 Front Street (SBL: 16-3-1).

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

The following residents signed up to speak during Public Comment for the Continuation of the Public Hearing RE Short Term Rental Application, 21 Front St. (SBL: 16-3-1). To hear their comments, and Town Board Members responses, please go on-line to Board Doc's Video Clip #4.5, 1:3:47.

- Cindy O'Shea
- Jim Connolly

- Town Clerk Valerie Bitzer: Cindy O'Shea. Just a reminder, you'll have five minutes.
- Cindy O'Shea: Cindy O'Shea, 21 East Crossman Avenue Monroe. So, hi everybody, I just wanted to clarify, the last time I spoke I want to make sure
- Supervisor Cardone: Yes, I'm aware.
- Cindy O'Shea: Okay, so at this point in time I just think it's a little putting the cart before the horse if we ask for a short-term rental and there are some items on their agenda that still need

to be addressed according to the Photo News. Mr. Conley has been working diligently into solving some of the problems that you can see on the survey here as to what's within his boundary lines and not within his boundary lines and the access to the lake, that we talked about you know as private and adjacent to his property is something that still has to be addressed. The other issue is when I said it was a private little dead-end block that that doesn't mean that it has privacy. You know these are small homes that have been converted; they used to be summer homes, some have been expanded. It's also a draw, considerable draw, on the sewer system that runs by the lake not this particular property but all the property. I wanted to have some statistics from the sewer department I called them today but Marie was out till tomorrow on vacation so I didn't get a response. Then the dock itself too, according to what I saw on the planning board meeting video, may be an issue that needs to be addressed. And again noise, is always our concern as neighbors in a quiet neighborhood. We would prefer a long-term rental. That noise travels across the lake at a much easier pace Tony. I hear your parties across the lake on my side.

- Supervisor Cardone: You were there, what you talking about?

- Cindy O'Shea: I was.

- Councilwoman Houle: That s why you heard them.

- Councilwoman Richardson: Could be you know that big beach over there.

- Cindy O'Shea: You know again an attractive nuisance as all the beaches are and the public one is on the lake and I took advantage as a kid greatly. Again just bringing up the trash issues that have been in the paper too. You know short-term rentals that usually makes more of an impact on the trash pickup that all are concerned with the amount and size of and I think even though Mr. Conley said it's his primary residence I drive past almost every day maybe not on the weekends. I'll walk the dogs and I think they are more of an absentee landlord than someone in residence as to what I observed in my humble opinion. So those are the issues and I think that's everything. -Supervisor Cardone: So the garage and the shed for that property are not on his property.

- Cindy O'Shea: Correct but as the board the planning board was and they're working with the neighbor there was a conditional approval but I don't know if it encompasses everything. Mr. Conley may not even know because he was represented by an attorney and a surveyor at that.

- Supervisor Cardone: Is Mr. Conley here tonight? Yes all right good so you could speak after? Good. Okay all right thank you very much.

- Cindy O'Shea: Thank you.

- Supervisor Cardone: All right have a good evening.

- Councilwoman Richardson: I have a question is it a condition that the lot lines should have been addressed before we opened? Yeah.

- Town Attorney Nugent: If you want to address as the board.

- Councilwoman Richardson: For the future.

- Town Attorney Nugent: It doesn't say it in this.

- Councilwoman Richardson: We'll see.

- Town Clerk Valerie Bitzer: That's all for public comment.
- Councilwoman Richardson: He's coming.
- Jim Connolly: Good evening James Connolly 21 Front Street. I don't think the lot line necessarily has any impact on the short-term rental as it wouldn't be included necessarily in the short-term rental. So everything has been approved from the short-term rental perspective. I've actually entered into an agreement with the neighbors to purchase the rest of that of that property.
- Councilwoman Richardson: Are they going to be using and by they I mean the short-term renters would they be using the dock and the beach?
- Jim Connolly: The dock and the beach I'm sure. I'm sure they would.
- Councilwoman Richardson: So just the one that I have is
- Supervisor Cardone: That's part of it right?
- Jim Connolly: Yeah but we're talking we're considering moving that over to I mean I can just tell them they can't use it that's fine.
- Councilwoman Richardson: No I'm just responding to.
- Jim Connolly: No.
- Supervisor Cardone: You're considering moving the dock over here? Oh you're moving the dock not the line okay.
- Jim Connolly: No the line I'm moving so this is my current line.
- Supervisor Cardone: Draw draw.
- Jim Connolly: The line is going to be to make everything compact
(Inaudible)
- Jim Connolly: The attorneys were here at the last meeting which I guess was early.
- Supervisor Cardone: Planning board meeting.
- Jim Connolly: Yeah
- Councilwoman Richardson: So basically the lot lines are in question but you've already addressed that by making amendments where you would not be renting outside the current lot lines.
- Jim Connolly: The current lot line no we wouldn't rent outside the current lot line but we are purchasing more lot line then that would be rented.
- Supervisor Cardone: The only question I have though is your steps in patio in the deck are outside the line?
- Councilwoman Richardson: Yeah the line goes right through the steps.
- Supervisor Cardone: If this is true.
- Councilwoman Richardson: Yeah that's true.
- Jim Connolly: No that's not necessarily true. Currently the they actually laid out this the lot line and it's and it was
(Inaudible)
- Councilwoman Richardson: I thought it was the building inspector who yeah I thought that was in the law that they reviewed this no?

- Town Attorney Nugent: They review it. Your question was about the lot line issue being resolved but the lot they have to submit an application that has the lot.
- Councilwoman Richardson: So this is our information? -Town Attorney Nugent: I'm sorry.
- Councilwoman Richardson: This is our information as well that we had before we opened this.
- Town Attorney Nugent: I don't know what you're looking at was in.
- Councilwoman Richardson: What did our building inspector send up as the lot lines and is it the same as this?
- Jim Connolly: I'd have to look at this.
- Councilwoman Richardson: Okay because he's right it's over your deck.
- Jim Connolly: Okay so we.
- Councilwoman Richardson: If this is right.
- Jim Connolly: We can put a divider that's it our line.
- Councilwoman Richardson: What is it? War of the Roses? That's going to be your rental or they just put duct tape down the middle and you can't cross.
- Jim Connolly: There's plenty of yeah that's fine there I mean it's like a fence right?
- Supervisor Cardone: How long do you think you'll be before the Planning Board?
- Jim Connolly: I was told that everything went fine with the Planning Board they just had one or two little small amendments in front of the Planning Board to get the remainder of the
- Supervisor Cardone: Okay because my concern is that you know every T's crossed and I's dotted so I'd like to keep this open.
- Jim Connolly: Okay that's fine.
- Supervisor Cardone: I know you're frustrated I get it but you got to look it.
- Jim Connolly: I heard the main concern was privacy and I think we have more privacy than anybody has on the Monroe.
- Supervisor Cardone: in some I agree with you in some sense I don't but I what I'd like to do is hold this off to the first meeting in June and then possibly I'll talk to the building inspector and I'll get him to write his assessment of the lot line and see where we are and then if you can have your attorney send us or your engineer send our town clerk a copy of the new survey with the way the lot line is going to be extended that would be you know appreciated. All right?
- Jim Connolly: All right yeah.
- Supervisor Cardone: All right thank you very much. So I'll make a motion to keep open the continuation of public hearing for short-term rental application at 21 Front Street sb1 16-3-1 to June 3 2024 at 7pm or immediately thereafter.

Action (Resolution): 4.6 Possible Motion to Keep Open the Continuation of the Public Hearing RE: Short Term Rental Application 21 Front Street (SBL: 16-3-1)

2024-#250

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Keep Open the Continuation of the Public Hearing RE: Short Term Rental Application 21 Front Street (SBL: 16-3-1) until June 32024 at 7:00 pm or soon there-after.

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: 4.7 Motion to Open the Public Hearing RE: Short Term Rental Application 13 Ruby Road (SBL#35-2-2.1)

2024-#251

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Public Hearing RE: Short Term Rental Application 13 Ruby Road (SBL#35-2-2.1).

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

The following residents signed up to speak during Public Comment for the Public Hearing RE Short Term Rental Application 13 Ruby Rd. (SBL: 35-2-2.1). To hear their comments and Town Board Members responses please go on-line to Board Doc's Video Clip #4.7 1:13:39.

- James Horan

- Supervisor Cardone: Next up is a motion to open the public hearing regarding a short-term rental application at 13 Ruby Road sbl 35-2 2.1.

- Town Clerk Valerie Bitzer: James Haran.

- James Haran: Good evening Board Members. I'm James Haran from the law firm J&G Law appearing on behalf of the Kopelman the owners of 13 Ruby Road. So there's an application that has been submitted my understanding is that the Building Inspector had deemed it to be complete. There was a letter that was filed in opposition the letter references an easement which is actually just a maintenance declaration regarding the maintenance obligations for Ruby.

- Supervisor Cardone: See if that mic's on please I'm sorry.

- James Haran: Sure it's on.

- Supervisor Cardone: Okay thanks. George all right it's on.

- James Haran: So with respect to Ruby Road. Ruby Road is a private road two houses 13 and 14 Ruby Road gain access from the private road. Ruby Road also provides right away to the lake for the yoga society which is up on Sapphire. The as again there's no limitation as to the use of the property in the right of way agreement. It says that it's you know permitted to use it for any residential purposes. This is single family residence. With respect to the privacy issue There is the two driveways between for 13 and 14 facing each other so there is a very dense evergreen I won't say wall but line evergreens on the front of this property along Ruby Road. The only break is for the driveway which is facing the house on the opposite side. With respect to the house on the opposite side they're approximately 150 ft apart and again the two front yards of the houses face each other. The entertainment aspects of both properties are to the rear yard of the property so there's a deck on the rear of 14 Ruby and there's a swimming pool here I'm sorry for 13 so there's a deck and a swimming pool any activity at the property would be buffered by the house. Regarding the adjacent property owner who had complained there's a lake to the rear with really no houses on the lake to behind the property is vacant space. It's probably 500 feet or more to any other structures back there. It's the you know the only issue is this one particular house and again they face each other. There was a complaint that was made by the neighbor in August of 2022 I believe regarding residents that the property owner had used had a short-term rental in the past. The complaining neighbor had made notes made his objections fell to the Mr. Kopelman. Based on that there are house rules here that have been adopted which he intends to use going forward. The limitation it's a three-bedroom house there would be no more than 12 people at the property with I think one other guest permitted. There's no outside parties who would be permitted there there's no amplification of music that would be permitted. It's a very secluded area but for the one house. So you know that's the only issue at play here and you know realistically there's respectfully no real difference between the occupation of this house by a current family by a family versus short-term rental. The Kopelman's intend to use the house as a summer residence so from time to time probably all during the month of July. So they're only looking to rent it to get income while they're not using.

- Supervisor Cardone: Time's up sorry.

- James Haran: Okay.

- Supervisor Cardone: Questions concerns? I know the only question I believe that came up last meeting was the aspect of the house in proximity to Blythea Lake.

- James Haran: So there's I did a quick look there's a dock a floating dock on the lake that's been there. The lake is pretty small or pretty shallow so about you all you could really get on the lake is a kayak and in the summertime when the lake levels are low you probably can't even get that so basically it's not really nobody's really going to be swimming in it's pretty shallow. About the only activities really that would be contemplated on the lake would probably be kayaks.

- Councilwoman Richardson: I would like to request even though your description was very

accurate and magnificent and I felt like I was there some photos of the property if you could submit them just to confirm if there are any complaints from the neighbors so that the privacy and the shrubbery is all we as described just so that we can do our due diligence that way.

- James Haran: Okay.

- Supervisor Cardone: Anyone else?

- Councilwoman Houle: We did have a request that we (Inaudible) one of the neighbors not able to be with

- Supervisor Cardone: (inaudible) that because requested pictures so back that request with the neighbor who couldn't be here tonight.

- Councilwoman Richardson: Oh and you said there was also a copy of house rules that you were employing.

- James Haran: Yeah it's in the application.

- Councilwoman Richardson: It's with us already.

- James Haran: It's a requirement of the application package my understand.

- Supervisor Cardone: Okay all right I'll make a motion to keep open the continuation of the public hearing for 13 Ruby Road sb1 35-2 2.1 until May 20th 2024 at 7 pm or immediately thereafter.

Action (Resolution): 4.8 Possible Motion to Keep Open the Public Hearing RE: Short Term Rental Application 13 Ruby Road (SBL#35-2-2.1)

2024-#252

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Keep Open the Public Hearing RE: Short Term Rental Application 13 Ruby Road (SBL: 35-2-2.1) until May 202024 at 7:00 pm or soon there-after.

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

5. Acceptance of Minutes

Action (Resolution): 5.1 Acceptance of April 15 2024 Minutes

2024-#253

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the April 152024 Minutes.

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

6. Audit of Claims

Action (Resolution) Discussion: 6.1 General Fund Abstract

2024-#254

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #24-05 General Fund containing Check #35100 - 35255 totaling \$575580.82.

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: 6.2 Escrow Fund Abstract

2024-#255

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #24-02 Escrow Fund containing Check #2134 - 2139 totaling \$52400.43.

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

7. Cash Transfer Requests

Action (Resolution) Discussion: 7.1 Cash Transfer Abstract

2024-#256

BE IT RESOLVED that the Town Board of the Town of Monroe made a Motion to approve Abstract#2024-02 to move cash back to funds from NYCLASS investments to cover future expenditures in 2024 totaling \$430000.

CASH TRANSFERS TO/FROM INVESTMENT FUNDS

TOWN OF MONROE

DATE OF AUDIT: May 6 2024 #2024-02

DATE GL NO. DESCRIPTION Account Transf to Transf from

To move cash back to funds from NYCLASS investments to cover future expenditures in 2024

Consolidated Savings A000 Fund A000-0201 200000.00

NYCLASS Investment A000 Fund A000-0240 200000.00

Consolidated Savings SR00 Fund SR00-0201 160000.00

NYCLASS Investment SR00 Fund SR00-0240 160000.00

Consolidated Savings SS08 Fund SS08-0201 50000.00

NYCLASS Investment SS08 Fund SS08-0240 50000.00

Consolidated Savings SW14 Fund SW14-0201 20000.00
NYCLASS Investment SW14 Fund SW14-0240 20000.00
430000.00 430000.00

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

8. Budget Transfer Requests

Action (Resolution) Discussion: 8.1 Budget Transfer Abstract

2024-#257

BE IT RESOLVED that the Town Board of the Town of Monroe approves Budget Transfer Abstract #2024-10 totaling \$5600 for unexpected expenses for Meraki Firewall Software Licenses.

ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: May 6 2024 ABSTRACT 2024-10

Transfer for unexpected expenses for Meraki firewall Software Licenses.

DATE GL NO. DESCRIPTION Account Tranf In Transf Out

5/6/2024 Central Data Processing Software Maintenance A000-1680-4226-00 5600.00

Central Data Processing Equipment A000-1680-2000-00 5600.00

5600.00 5600.00

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. Moment of Silence

Information: 9.1 Moment of Silence: Aidan King

To hear Supervisor Cardone RE: Moment of Silence: Aidan King please go on-line to Board Doc's Video Clip #9.1 1:24:24.

10. New Business

Action (Resolution) Discussion: 10.1 Hudson Valley Gives Museum Village Request

To hear Councilwoman Bingham Paul Campanella Town Counsel Nugent and Town Board Members RE Hudson Valley Gives Museum Village Request please go on-line to Board Doc's

Video Clip #10.1 1:25:32.

2024-#258

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to donate \$500 to Museum Village subject to review and approval by Town Counsel.

Motion by Mary Bingham second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion Information: 10.2 Zone Change Petition RE: Project 230160

To hear David Higgins (Lanc & Tully) Town Board Members and Town Counsel Nugent RE Zone Change Petition RE: Project 230160 (2 Stair Way SBL 3-1-25 please go on-line to Board Doc's Video Clip #10.2 1:33:31.

2024-#259

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to set a Public Hearing to Amend the Zoning RE: Project 230160 (2 Stair Way SBL 3-1-25) for June 3 2024 at 7:00 PM or soon there-after. (Referring it to the Town Planner to prepare the documents necessary).

Motion by Dorey Houle second by Sal Scancarello.

Final Resolution: Motion Carries

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

Nay: Mary Bingham

Action (Resolution) Discussion: 10.3 Kristen Sikoryak Recreation Coordinator

2024-#260

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution appointing Kristen Sikoryak to the position of Recreation Coordinator effective May 7 2024. Kristen has been in this position provisionally and has qualified for a permanent appointment based on the Certified List of Eligibles Examination #66548-Recreation Coordinator provided by Orange County Department of Human Resources.

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: 10.4 Jonathan Novack Laborer Position Classification Change

2024-#261

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution authorizing the position change for Town of Monroe employee Jonathan Novack from Seasonal Laborer (Maintenance Department) to Full-Time Laborer Maintenance Department (working at reduced hours) effective May 7 2024.

Motion by Dorey Houle second by Supervisor -Tony Cardone.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 10.5 Christopher McDermott Seasonal Laborer

2024-#262

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution approving Christopher McDermott for the position of Seasonal Laborer (Maintenance Department) at an hourly rate of \$20 effective May 7 2024. Employment period not to exceed 9 months. Christopher has been preapproved for this position by Orange County Department of Human Resources.

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: 10.6 Katherine O'Boyle Seasonal Laborer

2024-#263

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution approving Katherine O'Boyle for the position of Seasonal Laborer (Maintenance Department) at an hourly rate of \$20 effective May 8 2024. Employment period not to exceed 9 months. Katherine has been preapproved for this position by Orange County Department of Human Resources.

Motion by Dorey Houle second by Supervisor -Tony Cardone.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 10.7 Cameron Rubio Seasonal Laborer

2024-#264

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution approving Cameron Rubio for the position of Seasonal Laborer (Maintenance Department) at an hourly rate of \$20 effective May 9 2024. Employment period not to exceed 9 months. Cameron has been preapproved for this position by Orange County Department of Human Resources.

Motion by Dorey Houle second by Supervisor -Tony Cardone.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 10.8 End of Probationary Period Lucas Mahran Highway Department

To hear Highway Superintendent Pat Patterson RE End of Probationary Period Lucas Mahran Highway Department please go on-line to Board Doc's Video Clip #10.8 1:47:31.

2024-#265

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution approving the end of employment probationary period for Lucas Mahran Highway Department effective April 29 2024.

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) Information: 10.9 Conservation Commission Resignation

2024-#266

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the Resignation of Mario Gutierrez from the Town of Monroe Conservation Commission Slot No. 3 effective March 31 2024.

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

Action (Resolution) Information: 10.10 Planning Board Resignation

2024-#267

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the Resignation of Nicholas Napoli from the Town of Monroe Planning Board Slot No. 1 effective May 2 2024.

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: 10.11 Orange County Municipal Tourism Grant Agreement

2024-#268

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution authorizing the Supervisor to execute the Municipal Tourism Grant Agreement with Orange County. The Town of Monroe has been awarded \$4999 (maximum allowance) to be allocated for the town's 2024 Food Truck Festivals and Community Trunk or Treat Event.

Motion by Dorey Houle second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 10.12 FY-2025 CDBG Application

2024-#269

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution authorizing the Supervisor to sign and submit the FY-2025 Community Development Block Grant (CDBG) application for the replacement of existing sidewalks in disrepair in the Horizon Heights development in the Town of Monroe (located off of West Mombasha Road).

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: 10.13 2024 Independence Day Fireworks

To hear Supervisor Cardone RE 2024 Independence Day Fireworks please go on-line to Board Doc's Video Clip #10.13 1:51:19.

2024-#270

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to make an \$8000 contribution to the 2024 Independence Day Fireworks in the Village of Monroe.

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: 10.14 Commitment of Funds Hazard Mitigation Grant Program

2024-#271

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution committing to the utilization of local funds to provide the required match of \$52237.50 or 25% of the total project cost should the town's application ("Town of Monroe Generator Project") to the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) be approved. The town is seeking funding for the purchase of (3) generators to equip critical facilities in the community to include Water District #2 Water District #14 and Monroe Town Hall.

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: 10.15 Town of Monroe Landfill Annual Post Closure Monitoring

2024-#272

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution authorizing the Supervisor to sign the proposal submitted by Sterling Environmental Engineering P.C. to conduct the annual Town of Monroe Landfill Post-Closure Monitoring (PCM) Program.

The estimated cost for the 2024 PCM Program is:

Task Cost

1. Water Quality Monitoring \$4225
2. Explosive Gas Survey \$625
3. Laboratory Analyses (9 samples and 1 trip blank) * \$2610
4. Data Evaluation Prepare Letter Report and NYSDEC Region 3 Annual Report Form \$2185

Total Cost Estimate

\$9645

* This cost estimate does not include sampling of any active seeps. The NYSDEC requires sampling of active seeps if present. If observed an additional laboratory fee of \$260/sample will be included for each seep.

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: 10.16 Agreement for ATM Services Town of Monroe Food Truck Festival

2024-#273

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution authorizing the Supervisor to sign the General Agreement Pertaining to the ATM and Merchant Services for the Town of Monroe Food Truck Festival on June 15 2024.

Motion by Dorey Houle second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 10.17 Legislation to Establish Community Preservation Funds
To hear Town Board members discussion RE Legislation to Establish Community Preservation Funds please go on-line to Board Doc's Video Clip #10.17 1:56:13.

2024-#274

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

RESOLUTION REQUESTING EACH STATE SENATOR AND ASSEMBLYPERSON REPRESENTING ORANGE COUNTY RESIDENTS TO INTRODUCE AND/OR SPONSOR STATE LEGISLATION THAT WILL ADD ORANGE COUNTY TOWNS AND CITIES TO THE LIST OF DESIGNATED COMMUNITIES IN THE HUDSON VALLEY ELIGIBLE TO ESTABLISH COMMUNITY PRESENTATION FUNDS

WHEREAS in 2007 the New York Legislature authorized any town or city in Putnam and Westchester counties to establish by local law a community preservation fund pursuant to General Municipal Law § 6-s and Tax Law § 1560 et seq. which may be funded by among other revenues proceeds from a tax imposed upon the transfer of real property interests in

such designated community; and

WHEREAS such community preservation funds may be used for such purposes as (a) establishment of parks nature preserves or recreation areas (b) preservation of open space including forested lands and lands of exceptional scenic or ecological value (c) preservation of wetlands and aquifer recharge areas (d) preservation of public access to streams and other waterways (e) preservation of historic places and properties and (f) preservation of predominantly viable or unique and irreplaceable agricultural land; and

WHEREAS in adopting General Municipal Law § 6-c Community Preservation Funds the State Legislature specifically made findings that the critical environmental assets of the Hudson Valley community are becoming at risk and endangered due to the natural progression of growth and development and are in need of public protection preservation improvement and support; and

WHEREAS the State Legislature further found that the establishment and operation of a community preservation fund can advance the preservation improvement and support of these critical Hudson Valley community environmental assets and act as a check against the risk and endangerment of these Hudson Valley assets so as to assure their enjoyment and survivability in current and future generations; and

WHEREAS in 2019 the State Legislature amended General Municipal Law § 6-s and Tax Law § 1560 to additionally authorize any town or city in Ulster County to establish by local law a community preservation fund; and

WHEREAS the above-noted findings of the State Legislature as to the critical need for the protection of such Hudson Valley assets in general and in Orange County in particular are even more pronounced now than they were 17 years ago; and

WHEREAS the numerous widespread and quality natural historical and farmland assets within the towns and cities of Orange County are in dire need of all available protections to ensure their enjoyment and survivability for current and future generations which protections can be significantly furthered by the financial and other resources that community preservation funds offer

NOW THEREFORE it is hereby

RESOLVED that the request of the County Executive the Orange County Legislature hereby urgently requesting that the Honorable Senators James Skoufis and Robert Rolison and the Honorable Assemblypersons Karl Brabenec Aileen Gunther Brian Maher Christopher Eachus and Jonathan Jacobson introduce the sponsor legislation at the earliest opportunity to amend

General Municipal Law § 6-s and Tax Law § 1560 and any other laws deemed necessary or proper to allow each of the towns and cities in Orange County to establish by local law a community preservation funds for the protection of their natural historical and farmland assets so as to ensure their enjoyment and survivability for current and future generations.

BE IT FURTHER RESOLVED 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 including transmitting this Resolution to an interested parties.

BE IT FURTHER RESOLVED that 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 Maureen Richardson.

Final Resolution: Motion Carries

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

2024-#275

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to engage Town Planner Max Stach with the intention of creating a Community Preservation Plan in anticipation of any eventuality with the County Monroe or without for guidance for preservation. (Community Preservation Plan)

Motion by Maureen Richardson second by Dorey Houle.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 10.18 Village of South Blooming Grove Notice of Intent RE: Lead Agency Amendment of Chapter 235 of the Village Code

To hear Town Board Members and Town Counsel RE Village of South Blooming Grove Notice of Intent RE: Lead Agency Amendment of Chapter 235 of the Village Code please go on-line to Board Doc's Video Clip #10.18 1:56:13.

2024-#276

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion for Town Counsel Nugent to follow through with the So. Blooming Grove Notice of Intent RE: Amendment of Ch. 235 of the Village Code to list the Town of Monroe as an interested agency and to list any deficiencies noted in the publication.

Motion by Mary Bingham second by Supervisor -Tony Cardone.

Final Resolution: Motion Carries

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

Action (Resolution): 10.19 Govolution Building Department Credit Card Payment Processing

2024-#277

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing the Supervisor to execute the Master Subscription Agreement request submitted by Building Inspector Ben Maldonado authorizing the change in credit card payment processing vendor to Govolution. The current vendor does not support the integration of the new MGO permitting program the town is migrating to. Govolution has a full integration into the MGO Permitting product and has implemented its services together with MGO for a variety of clients. There are no fees to the Town to implement Govolution's services as the end user pays a service fee. The fee structure would be 2.50% for all card brands with a \$2.00 minimum. ACH is an option as well and the fee would be a flat \$2.00 per check – no %.

Motion by Dorey Houle second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution) Information: 10.20 2024 Standard Workday Reporting Resolution: James McKnight

2024-#278

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion approving the 2024 Standard Workday Reporting Resolution for James McKnight.

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

Action (Resolution) Discussion: 10.21 Request RE: Fundraiser to Benefit Monroe Lakeside Fire & Rescue

2024-#279

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion approving Garage Sale Fundraiser requested by Lakeside Fire and Rescue for Saturday September 7 2024 with a rain date of September 8 2024. They are going to try and get a Porta Potty donated like last year and they would like to have a grill again so they can sell hot dogs and burgers. Last year ran very smooth and they would like to keep it the same. They will need the Town or the Police to place "No Parking" signs on Reynolds Rd. so residents will not complain about parking. Certificate of Insurance will need to be provided by both Lakeside Fire & Rescue and for the Porta Potty along with the Yard Sale Permit to be issued by the Village of Monroe.

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

Action (Resolution) Discussion: 10.22 Reimbursement for Town Clerk RE: NYSTCA Conference April 21-24 2024

2024-#280

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve additional amount (\$42.76) from previous Motion.

2024-#160

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion for Town Clerk Valerie Bitzer to attend the New York State Town Clerks Association Conference in Albany NY from April 21-24 2024. The cost of Registration is \$125.00. Hotel accommodations for 3

nights is \$765.00. Amount not to exceed \$1000.

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

****Actual Mileage totals \$152.76. Over amount not to exceed \$1000 by \$42.76.**

Registration: \$125

Hotel Accomodations for 3 nights: \$765

Mileage: \$152.76

Total: \$1042.76

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

Information: 10.23 Recycle Coach

To hear Highway Superintendent Pat Patterson RE Recycle Coach please go on-line to Board Doc's Video Clip #10.23 2:6:15.

Action (Resolution) Discussion Information: 10.24 LED Telecom Cables

To hear discussion between Town Board Members and Town Counsel Nugent RE LED Telecom Cables please go on-line to Board Doc's Video Clip #10.24 2:7:29.

2024-#281

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to authorize Town Counsel Nugent to investigate the LED Telecom wires with any associated companies that have done work in Monroe.

Motion by Maureen Richardson second by Supervisor -Tony Cardone.

Final Resolution: Motion Carries

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

11. Old Business

Action (Resolution) Discussion: 11.1 Lake Sapphire Declaration of Easement

To hear Town Board Members and Town Counsel RE Lake Sapphire Declaration of Easement please go on-line to Board Doc's Video Clip #11.1 2:14:45.

2024-#282

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve the Lake Sapphire Declaration of Easement approved in a final form by Town Counsel.

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

Discussion Information: 11.2 Town of Monroe Social Media Policy

The Town of Monroe Social Media Policy will be discussed in Executive Session.

12. Public Comment

Information: 12.1 Rules for Public Comment

Action (Resolution) Discussion Information: 12.2 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 #12.2 2:16:03.

- Carol Hawxhurst
- John Karl
- Dan Burke
- Kate Troiano

2024-#283

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to extend the Public Comment time for Dan Burke by 30 seconds.

Motion by Mary Bingham second by Maureen Richardson.

Final Resolution: Motion Carries

Aye: Mary Bingham Dorey Houle Maureen Richardson

Nay: Supervisor -Tony Cardone Sal Scancarello

13. Motion From the Floor

Action (Resolution) Discussion Information: 13.1 Marangi Contract

2024-#284

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing Marangi to produce the current Scope of Service Terms for the Town of Monroe including the Villages and anyone under our contract including tonnage.

Motion by Maureen Richardson second by Mary Bingham.

Final Resolution: Motion Carries

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

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

Action (Resolution) Information: 14.1 Enter into Executive Session

2024-#285

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to enter into an Executive Session to discuss Attorney Client.

Motion by Maureen Richardson second by Mary Bingham.

Final Resolution: Motion Carries

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

15. Return to Regular Meeting

Action (Resolution) Information: 15.1 Return to Regular Meeting

Councilwoman Richardson returned from Executive Session prior to the entire Town Board at 10:15 PM and left the meeting.

2024-#286

BE IT RESOLVED that the Town Board of the Town of Monroe approves to return to regular session.

Motion by Supervisor -Tony Cardone second by Dorey Houle.

Final Resolution: Motion Carries

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

Not Present at Vote: Maureen Richardson

16. Adjournment

Action (Resolution): 16.1 Adjournment of Meeting

2024-#287

BE IT RESOLVED that the Town Board of the Town of Monroe adjourns the meeting of May 62024 at 10:35 PM.

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

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

Not Present at Vote: Maureen Richardson

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