

MONROE TOWN BOARD MEETING MINUTES

— 06/03/2019

MONROE TOWN BOARD MEETING AGENDA (Monday, June 3, 2019)

Generated by Valerie Bitzer

Members present

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

DRAFT

1. Call to Order

Discussion, Procedural: 1.1 Pledge to the Flag

2. Public Hearing

Action (Resolution),

2019-#243

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

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

Final Resolution: Motion Carries

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

Discussion: 2.1 Open the Continuation of the Public Hearing for the Proposed Amendment of Ch. 57 of the Town Code

The following residents spoke during Public Comment regarding the Continuation of 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 #2.1,

- Ward Brower

- Lorraine Loening

- Deputy Town Clerk Valerie Bitzer: Ward Brower

- Ward Brower: Ward Brower Private Citizen. I'm glad that you're updating it, and last time we spoke I had a question about the rationalization for the Sr. Housing, and I mentioned that a certain community in Woodbury, Woodbury Junction was the name of the community. And they never fulfilled the full allotment of Sr. Housing, and in fact what happened was any of the seniors who moved in there sold out but they sold out to non-seniors which causes a problem in infrastructure because the infrastructure is based on the reduced number of humanity. So that I ask you to seriously look at. Also, we had a similar situation in this Town here because

Bald Hill has a pretty big contingency of Sr. Housing, and Woodbury's not that far away, so that can also be a problem for us. If they can't fill that in the infrastructure is (inaudible). Now I don't mean this as a sarcastic comment. This Board is composed of some pretty smart people in the Town, probably the smartest people in the Town.

- Councilman McGinn: Too kind.

- Supervisor Cardone: Way too kind.

- Councilman McGinn: Way too kind.

- Supervisor Cardone: Some of the smartest people in the Town are sitting right behind you.

- Councilman McGinn: Yeah, they're smart.

- Ward Brower: They're the future smart. I'm talking the current ones. So this is a problem, that's why (inaudible) infrastructure, and who pays, and who benefits from when that infrastructure (inaudible). Well obviously the developer because we put infrastructure in for two plus people. It's less water, and sewer, etc. then if it goes into a family of 4,5,6,7 or 8 so they pay, and what's the harm? The harm is initially not apparent, but as these houses then get flipped to Non-Sr. Housing, then people who are in benefit districts such as water benefit districts, sewer benefit districts, they find that they have to do an upgrade, and then they're paying. So they're actually subsidizing the developer's profit because the developer didn't put the proper amount of infrastructure. That's why it's crucial that we get an accurate definitive head count, not a bedroom count because bedroom count is a non-count. It can be anything you want. I stated last time, I don't care what the developer wants the maximum number of occupants they want. That's stated. I want to put 10 people in here. I want to put 12 people in here. I want to put 2 people. I don't care. Then do the SEQRA. You designed your infrastructure (inaudible) but with the caveat that it cannot be sold to larger (inaudible) than what it was designed for without doing another SEQRA and proving you have the infrastructure. That's it. Thank you.

- Councilman McGinn: You're welcome.

- Supervisor Cardone: Ward wait one more question. Your statement regarding the numbers.

- Ward Brower: Yes.

- Supervisor Cardone: Ok, you would like that quantified prior to selling the homes?

- Ward Brower: No, no.

- Councilman McGinn: Prior to SEQRA.

- Ward Brower: Prior to, when you're doing the SEQRA process, and what happens is you guys are Lead Agency in this Law, so you would be probably the guys who are going to be doing this. So before you can project this you have to send this to the County Board of Health, and they will tell you well how many people on there? I'm gonna say 4 bedroom. Well the number we've used traditionally, and it worked well for a long time came from the Monroe Woodbury School District, and that was based on the school aged family came out to about 4.5, and that was always the number that went up to the Board of Health. Once you gave the numbers to the Board of Health their job was they can run the numbers. This is how much water and sewer you have. But since that can change cause it's 4 bedrooms and one community has 4.5, and another community has 9. So that's the problem. But you got to get it

up front because to be honest with the SEQRA Law, SEQRA is supposed to measure the impact of an action whether it be a Law or whether it be construction. That's the whole purpose of SEQRA, and there's a certain Village which I will not mention by name. Apparently they never follow SEQRA because they're always running out of water, and sewer. So ultimately these costs then get if you don't do it, then the costs get passed onto the (inaudible) and the benefit districts. And then there's other things like fire, and that's Town Wide, and that's affected by this. Ambulance Corp., that's affected. That's Town Wide. Social Service, that's like County Wide or State Wide. So there's ramifications all the way down the line. To do the SEQRA you need an actual number. Mary knows this. I wrote to the Engineer three years ago at the County Board of Health, and he definitively wrote me back. The job of the Lead Agency is to attain that number. Then they will do their work. It's not their job to find the number. And that needs to be defined. Thank you.

- Supervisor Cardone: Alright, thank you.

- Councilman McGinn: Thank's Ward.

- Councilman Scancarello: Thank you.

- Deputy Town Clerk Valerie Bitzer: Lorraine Loening.

- Lorraine Loening: Hi good evening, Lorraine Loening Village of Monroe. I have a question about this. Is it just for undeveloped properties right now or can it be plopped over something that's already developed and raised and then so

- Supervisor Cardone: Undeveloped.

- Councilman McGinn: Undeveloped.

- Lorraine Loening: It's brand-new.

- Councilman McGinn: Right.

- Lorraine Loening: Sparkling clean land.

- Councilman McGinn: Right.

- Lorraine Loening: And I just want to.

- Councilman McGinn: And the map will reflect that.

- Supervisor Cardone: Well.

- Lorraine Loening: Wait what?

- Councilman McGinn: And the map will reflect that.

- Lorraine Loening: Ok because I was reading it, and I couldn't get a sense for sure one way or the other. Ok cool. And then the other thing was I know we talked about this the last time that it says it may be before Planning Board review. I talked to a Planning Board Member. I kind of have access to one.

- Councilman McGinn: (laughter) You kind of live with one.

- Lorraine Loening: And it really needs to (inaudible) to go through Planning Board, so I just want to make sure that, that is actually going to happen, ok. Thanks.

- Deputy Town Clerk Valerie Bitzer: That's all for Public Comment.

- Supervisor Cardone: OK. Any other comment from the Board?

- Councilman McGinn: I'll just comment real quick. I believe the Draft has that in there that the

Planning Board does that it still has to go through the regular planning process. So it's not, and of course this the Draft Law will go to the Planning Board for their input, and review, and I believe they've already seen it, and kind of know what is in it, and of course they're going to see the Draft and comment on it. And it is undeveloped property so it's not like someone can take an existing development, and wipe it out and do that because that's not the intent of this you know. Mr. Brower, the I can't really comment on what happened with the Sr. Housing in Woodbury, and Woodbury Junction. I know that there were lawsuits over it, and it changed. But the way that we envision Sr. Housing as part of the CCR would be traditional apartment style Sr. Housing. You know 1, 1 1/2 or 2 bedrooms with age restrictions, and stuff like that. I would think, I would say the thing that probably makes this law better is that the Town has more control over who goes in there meaning like that developers go in there, and has more teeth because the Town has more of an enforcement capability by saying the only reason you're getting this Zoning is because you agreed to do x, y, and z. And if you're not doing x, y, and z then you're not getting that Zoning and so we're aware of that. You know infrastructure of course infrastructure costs are born by the developer not by the Town, and I know what you're saying that the stress is on infrastructure, and I think that the way the CCR is drafted it allows for the diversity of housing that doesn't lend itself to having large families or it's a more because of the combination of types of housing it just doesn't lend itself to that. So it's not, we wanted to get away from having a big track with a bunch of houses on it, and that does, and this plan and concept doesn't. It just doesn't lend itself to it. And I know what you might be saying about other municipalities that don't follow SEQRA requirements but you know we of course here in Town follow the SEQRA Laws, and State Statutes regarding it, and will continue to do it. And occupancy is again we've discussed this back and forth it's you know the size of the residence, and the number of bedrooms does dictate especially when you're talking about the mixed uses that we have does really dictate more in size. Yes, large houses on a large track development that's a little different. Certainly is but I think what we're looking at here doesn't lend itself to that so, those are my comments.

- Supervisor Cardone: Yeah just one other comment to dovetail off of what you just said about the number of people. I mean somebody can come up here with two kids that are 2 and 3 years old, and we don't know what's going to happen in five years. You know we can't go back on the SEQRA after that. I mean if they have 3 or 4 more kids that's you know not our responsibility nor the Counties I don't believe. So, and the other part of it you know people are missing is we're preserving 65% of the land that would be developed if this wasn't in place. So that's going to be untouched, and it's going to be preserved. So that's all I have to say.

- Councilwoman Bingham: Ok I'm also gonna dovetail on that SEQRA. As Supervisor said you don't know what the household will change over time. I once worked with a person, and she had quintuplets. So you know you go from a family of 2 to a family of 7, and that was just with one birth. And then I also noticed there's a change in neighborhoods of like 25-30 years. Things cycle through whether people move because they're children are grown up, they don't need a big house anymore, they're looking for an apartment, easy to maintain but still be close to their Religious affiliations, their doctors, their social friends, their networks from maybe work

they still are working. So I think the apartments as Councilman McGinn said, that's a little bit easier to regulate, but a house is very hard, but will definitely make sure with SEQRA we try to get as accurate a number as possible.

- Supervisor Cardone: Ok.

- Councilwoman Bingham: That's it.

- Supervisor Cardone: Anyone else? Ok.

Action (Resolution): 2.2 Motion to Keep Open the Public Hearing for the Proposed Amendment of Ch. 57 of the Town Code

2019-#244

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to keep open the Public Hearing for the Continuation of the Proposed Amendment of Ch. 57 of the Town Code until June 17, 2019 the next Town Board Meeting at 7:00pm.

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

Final Resolution: Motion Carries

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

Action (Resolution), Discussion: 2.3 Set the Public Hearing Date for the Official Formation of Water District 14

2019-#245

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to set the Public Hearing date for the official formation of Water District 14 for June 17, 2019 the next Town Board Meeting at 7:05pm.

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

Final Resolution: Motion Carries

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

3. Community/Announcements

Discussion, Information: 3.1 Recognition of Monroe-Woodbury Middle School Odyssey of the Mind Teams

Two Monroe-Woodbury Middle School teams recently participated in the 40th Annual Odyssey of the Mind World Finals at Michigan State University.
Congratulations to these teams for their hard work and dedication!

Coach Jessica Hutter and Team Hutter:

Marisa Arone

Sophie Baer

Leanne Fernandes

Jana Kralik
Amara Leitner
Julia Ottavio
Nicole Ottavio

Coach McInerney and Team McInerney:

Anushree Buragohain

Jamie Calub

Jillian Calub

Shreya Girish

Emilie Rukaj

Zach Rowen-Delson

Isabelle Varghese 4. Audit of Claims

Action (Resolution): 4.1 Audit of Claims

2019-#246

BE IT RESOLVED, that the Town Board of the Town of Monroe requests approval of Abstract #19-010 General Fund containing Check #'s 24099 - 24210 totaling \$462,049.50 Abstract #19-006 Escrow containing Check #'s 1853 - 1858 totaling \$14,495.06 providing we get the third signature.

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

Final Resolution: Motion Carries

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

5. Acceptance of Minutes

Action (Resolution), Discussion: 5.1 Acceptance of May 20, 2019 Minutes

2019-#247

BE IT RESOLVED that the Town Board of the Town of Monroe accepts the Minutes of May 20, 2019.

Motion by Mary Bingham, second by Sal Scancarello.

Final Resolution: Motion Carries

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

6. New Business

Action (Resolution), Discussion: 6.1 Food Truck Festival

2019-#248

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Town of Monroe Food Truck Festival to take place on Saturday, June 15, 2019 from 11 a.m. - 7 p.m. at Town of Monroe owned land located at 61 O&R Road. This community oriented event will honor the Hudson Valley Honor Flight.

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

Final Resolution: Motion Carries

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

Action (Resolution), Discussion: 6.2 Town Hall Summer Hours

2019-#249

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve 2019 Summer Hours for Town Hall and Sr. Center to consist of the following work day hours beginning June 17, 2019 and ending on September 6, 2019:

Monday-Wednesday: 8 a.m. - 6 p.m.

Thursday: 8 a.m. - 5 p.m.

Friday: Closed

*Week of July 1, 2019:

July 1st: 7:30 a.m. - 6 p.m.

July 2nd: 7:30 a.m. - 6 p.m.

July 3rd: 8 a.m. - 6 p.m.

July 4th: Closed for the Holiday

July 5th: Closed

*Week of September 2, 2019

September 2nd: Closed for the Holiday

September 3rd: 8 a.m. - 5 p.m.

September 4th: 8 a.m. - 5 p.m.

September 5th: 8 a.m. - 5 p.m.

September 6th: 8 a.m. - 12 p.m.

Normal business hours of 8 a.m. - 4 p.m., Monday-Friday will resume the week of September 9, 2019.

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

Final Resolution: Motion Carries

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

Action (Resolution), Discussion: 6.3 Contract for Fire Protection

2019-#250

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Contract for Fire Protection to the Town of Monroe Fire Protection District. (\$4,000 fee to be paid to Monroe Joint Fire District)

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

Final Resolution: Motion Carries

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

Action (Resolution), Discussion: 6.4 Water District 14 Fee Schedule

2019-#251

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to set the water rates for Water District 14 once it's officially formed to \$35.00 per quarter for maintenance, and \$9.00 per 1,000 gallons for water.

Motion by Mary Bingham, second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution), Discussion: 6.5 Zoning Board of Appeals Appointment

2019-#252

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to appoint Aaron Fried, current alternate member of the Zoning Board of Appeals, to Slot #5, term expiration of 12/31/2022.

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

Final Resolution: Motion Carries

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

Discussion: 6.6 Sacred Heart Parish Outreach/Dial-A-Bus

NO ACTION WAS TAKEN AT THIS TIME. THIS MATTER WAS TABLED UNTIL JUNE 17, 2019. To hear discussion regarding this matter please go to Board Doc's Video Clip 6.6, 39:31. Action (Resolution), Discussion: 6.7 Budgetary Transfer-Hometown Firefighter Services

2019-#253

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Budgetary Transfer of \$10,850 from A000-1990-000-00 (Contingent Account) to SF00-1910-4110-00 (Lakeside Service Awards) for the 2019 annual contribution to the Length of Service Awards Program for Lakeside Firehouse through Hometown Firefighter Services.

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

Final Resolution: Motion Carries

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

Action (Resolution), Information: 6.8 MOTION FROM THE FLOOR: Journey Church

2019-#254

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion allowing Journey Church to put a banner over their current sign (located at 1465 Orange Turnpike) that basically says that they've relocated, and the location for a time period of 3 months.

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

Final Resolution: Motion Carries

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

7. Old Business

Action (Resolution): 7.1 RFP for Security Systems-Town Hall

2019-#255

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Amend the RFP, and have the Town Attorney Draft an RFQ for the Security Systems for Town Hall to be followed by the RFP.

Motion by Mike McGinn, second by Mary Bingham.

Final Resolution: Motion Carries

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

Action (Resolution), Discussion: 7.2 Millennium Strategies Proposal

2019-#256

BE IT RESOLVED that the Town Board of the Town of Monroe authorizing the Supervisor to sign the contract with Millennium Strategies for the Town of Monroe regarding grant research, and writing support in addition to proactively seeking funding opportunities for priority projects. (Annual cost T.O.M. \$18,000, Village of Monroe \$9,000, Village of Harriman \$9,000)

Motion by Mike McGinn, second by Sal Scancarello.

Final Resolution: Motion Carries

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

2019-#257

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion that \$18,000 comes out of Contingency Fund A000-1990-000-00 for payment to Millennium Strategies Contract payable in monthly installments.

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

Final Resolution: Motion Carries

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

8. Public Comment

Information: 8.1 Rules for Public Comment

Discussion, Information: 8.2 Public Comment

The following residents spoke during Public Comment. To hear their comments, and Town Board Members responses please go to Board Docs Video Clip #8.2, 54:34.

- John Deschner 9. Possible motion to adjourn to Executive and or/ Attorney Client Session

Action (Resolution): 9.1 Enter into Attorney Client Session

2019-#258

BE IT RESOLVED, that the Town Board of the Town of Monroe approves to enter into an Executive Session to discuss Security for the Courtroom (safety issues that if disclosed in the public would present safety concerns potentially), and Contract.

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

Final Resolution: Motion Carries

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

10. Return to Regular Meeting

Action (Resolution): 10.1 Return to Regular Meeting

2019-#259

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 Mary Bingham.

Final Resolution: Motion Carries

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

11. Motions From the Floor

12. Adjournment

Action (Resolution): 12.1 Adjournment of Meeting

2019-#260

BE IT RESOLVED, that the Town Board of the Town of Monroe adjourns the meeting of June 3, 2019 at 9:27pm.

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

Final Resolution: Motion Carries

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