

MONROE TOWN BOARD MEETING MINUTES

— 07/13/2020

MONROE TOWN BOARD MEETING AGENDA (Monday, July 13, 2020)

Generated by Mary Ellen Beams & Valerie Bitzer

Members present

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

1. Call to Order

Discussion, Information, Procedural: 1.1 Pledge to the Flag

2. Community Announcements

Information: 2.1 County Update & Update Regarding Town Operations During COVID-19

To hear Supervisor Cardone regarding County Update & Update Regarding Town Operations During COVID-19, please go on-line to Board Doc's Video Clip #1.2, 0:1:20. Discussion: 2.2 Making An Impact Award

To hear Supervisor Cardone, and Councilman McGinn regarding Making An Impact Award honoring Police Officer Daniel Lindell, please go on-line to Board Doc's Video Clip #2.2, 0:3:24. 3. Motion to Open Town Board Meeting of July 13, 2020

Action (Resolution): 3.1 Motion to Open Town Board Meeting

2020-#310

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of July 13, 2020.

Motion by Councilman - Rick Colon, second by Mary Bingham.

Final Resolution: Motion Carries

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

4. Public Hearing

Action (Resolution), Discussion: 4.1 Motion to Open the Continuation of the Public Hearing for the Proposed Amendment of Ch. 57 of the Town Code

2020-#311

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

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

Final Resolution: Motion Carries

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

The following residents signed up to speak 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 #4.1, 0:7:55.

- Supervisor Cardone: Anyone from the Public sign up to speak?
- Town Clerk Mary Ellen Beams: Ward Brower.
- Ward Brower: Ward Brower, Private Citizen. I wanna ask (inaudible).
- George Carney: Ward, pull that microphone a little closer to ya.
- Ward Brower: Be in my lap. Can you hear me?
- Supervisor Cardone: Yep.
- Ward Brower: Ok. I wanna thank you for your time to respond to a couple of questions I had submitted to Max, and (inaudible), and my question was what was the maximum number of occupants, 2 bedroom, 3 bedroom, and four bedroom (inaudible). And I (inaudible) it was Max who produced the chart. (Inaudible). I'm having a hard time reading this (inaudible) glass, because they fog up, and it's not in braille so that won't help. I was curious looking at the data. To look at the four bedrooms, the Townhouse (inaudible), and projected number of occupants, and that was 3.83, and 3.78 if I could read that correctly. Why I was curious about that, because the late Charley (Inaudible) when he was Chair of the (inaudible) Planning Board (inaudible) with the School District, (inaudible) per bedroom, and they came up with a number (inaudible) which worked quite well for at least 2 1/2 decades, and when we had a four bedroom unit, we generated 4.5 (inaudible). So this actually generates less than what we do, but it's not surprising, because these are difficult numbers (inaudible) to put your hand on. But what really floored me was on this unit with three bedrooms (inaudible), actually had more people in it than four bedrooms. (Inaudible). (Inaudible) omission as far as I'm concerned is in our particular environment here, (inaudible), some members of the County level, and State level have recognized that we have two size families. (Inaudible) supersize, and regular size, and there is a difference, and the County Board of Health, and the State Board of Health recognize this (inaudible). Project built by LLC's for the supersize family, and they recommended going to the Village of KJ, and finding a community that mirrored what you're trying to do (inaudible). Then, the County Planning, Planners that department, they also mirrored that same, and in fact they did that, and for Blooming Grove standard size family, and I don't have those numbers right here (inaudible) was about one half of what the supersize family was. So that (inaudible) improvement on this chart. (Inaudible). More accurate presentation, because these are very important. (Inaudible) SEQRA, (inaudible) number of units on a project will effect the impact of the environment. On the environment. Now, my next question was to Planner Max was how would you enforce the maximum number? And, again I thanked Max for his answer, and if I can read this. If I can see it. It says

the New York State, Department of State, Division of Housing, and Structures, they (inaudible) they don't measure number of apartments, they don't measure the size of the apartments. They (inaudible). For at least a year and a half (inaudible). Follow suit. And there's just one other thing, and that is Max also pointed out that when they did the (inaudible) for this test program, they did not do it on maximum number. They did it on what they projected sales would be, and that's fine except for (inaudible). The SEQRA process. And (inaudible) SEQRA (inaudible) particular number of families (inaudible). But if we can't (inaudible) the supersize what are we gonna do (inaudible). So therefore, this is (inaudible). SEQRA for something, and then (inaudible) on the horizon, and you didn't, you didn't do an environmental study for it. So two ways to remedy this would be to (inaudible) or put a limit saying (inaudible) x number of people. If you go around that, then you need to do a SEQRA. Then we're not (inaudible). Now we're (inaudible). We're doing a SEQRA for one group (inaudible). Those are my concerns. Thank you.

- Supervisor Cardone: Thank you very much Ward.

- Town Clerk Mary Ellen Beams: There's no one else signed up.

- Supervisor Cardone: No one else. Anyone on the Board care to comment?

- Councilman Colon: (Inaudible) comment if I may. I've looked this over, and I have a few concerns as well. (Inaudible) speaking with Planner on (inaudible). Not just the number of people, because I think that's gonna be very hard to enforce. Perhaps, (inaudible) the amount of water that is gonna be designated for each, and every either apartment or dwelling, and I don't mean it (inaudible) to a (inaudible). (Inaudible at least 5 or 6 gallons per day, per household, I think that (inaudible) you make a specific number. In other words, if you allow 350 gallons a day to 345 gallons a day, that on say what a hundred apartments on 5 gallons, that's 500 gallons right there every day that you're saving. I believe that water is going to become a very precious commodity in the future, and, and just by what's happening in NYC (inaudible) I still believe water is going to be a very big issue in the coming future, and I'm not talking about this year or next. I'm talking about 10-20 years from now, and that's what my main concern is. Another concern is the density that you would have in a small particular area. I would like to see it a bit more space given to (inaudible) dwellings, and perhaps not (inaudible). Those are my main concerns I (inaudible).

- Supervisor Cardone: Anyone else?

- Councilman McGinn: You wanna step in there? Yeah, I'll, I'll, Mr. Supervisor, you wanna go, or.

- Supervisor Cardone: No, you can go.

- Councilman McGinn: So Ward, Just, just a couple of things to point out. The, the (inaudible) that you mentioned were, well I'm looking over here Ward cause this is usually where you sit. (Inaudible) this is throwing me off here. (Inaudible), Senior (inaudible) homes. That's why that number, and Max can (inaudible) clue in a little bit more on that, but that's why that number is lower. We're assuming Seniors, are not going to be having kids or, or you know. Probably be age restricted by an HOA anyway so (inaudible). We wouldn't, that would keep that number low. You know I, and I know we've had this conversation before, but the count, the count per

apartment, I mean if it's a one bedroom apartment, or a two bedroom apartment which really comprises of why it's part of this, the units being built, it, can you cram 10 people in a bedroom? Yeah, you could. Is that likely to happen in this type of situation with, with this development, or, or with this development Planner? I, I would think not. I don't think that can be mitigated through a lot of different ways. Probably with HOA would be a much stronger way to mitigate that rather than the Town trying to come up with a, a number, to you know, to kinda, you know if that (inaudible), horse would be out of the barn, and then you're gonna go over there, and say, hey, you know, you know here's the SEQRA. (Inaudible) 10 people in a one bedroom apartment. Again, that's not something we foresee happening with this. But what this is gonna be marketed as are, are young professionals, young families, you know, you just, it just, it's, it's not happening in other, other areas. This you know, this Floating Zone, the CCR is, is really well suited, and geared towards what we, what we currently see in the market. (Inaudible) great, great time for us to (inaudible) forward with this. (Inaudible) they, they want to be able to work (inaudible). This, this is a perfect, perfect fit for what, what we foresee. You know, not just us. Professionals that deal with this (inaudible) in the future. And again listen, (inaudible), you hear people talk about (inaudible) Politicians (inaudible). You wanna keep your youth here, and this, this (inaudible) to rent apartments. It'll keep them here. It'll keep the Volunteer Fire Companies. Keep them doing Ambulance Corp. Keep doing all the things that we need them for, you know? You know, and if you looked at the number, and you go 491, oh my God that's a lot of units. But it's 491 units on 90 acres. (Inaudible). And, and now you're, and on top of that, then you're talking about this 65 (inaudible) which comes out to I think 200, and something acres that is left forever, forever, you know forever free. Forever, you know to be used by the public. And, and I tell ya, that's an amazing, I think it's an amazing thing that you're not gonna see in many other developments in New York State, and it's, it's, it's definitely a big draw, and it will pull people that will be a, you know, be a benefit to this community. And you know, (inaudible) kinda talked to Mr., Councilman Colon on water restrictions. (Inaudible) construction process. You know, certainly we didn't wanna be you know (inaudible) (laughter).

- Councilman Colon: (Inaudible).

- Councilman McGinn: We wouldn't wanna see that. And, and, and well yes, this kind of, it may look for the apartment end of it, making it look like it's densely situated. You know again, you're talking about everything being (inaudible), and then having you know 200+ that's open, and available to those people. So it's not like they, you know they have (inaudible), and there's nothing to do with it. We're sure (inaudible), just like the you know developments seen down in Sloatsburg, Woodmont. You know, I mean that place is renting apartments as quick as they're building them, and the amenities weren't even there. Pool, clubhouse, all that stuff, and, and listen I (inaudible). You know what I mean? We're not (inaudible) power lines. (Inaudible) this beautiful setting (inaudible) open space around you, you know train station's just three miles away (inaudible). And plus (inaudible), so, and listen, this has been, we've been at this for the last two years almost, and, and I think we've, we've covered, I mean that can be covered (inaudible) so I, I, while I appreciate any concerns the people have whether it

be members of the public like Ward yourself, I think we've, we've looked at this every which way, and you know I think we're ready to move forward with this. And I think honestly this would be a great thing for this Town. Something that's well needed (inaudible).

- Supervisor Cardone: Max real, real quick. (Inaudible) I just want to confirm the numbers. The whole project is 260 units correct?

- Max Stach: That sounds right. (Inaudible).

- Supervisor Cardone: (Inaudible) Conservation (inaudible) 165-170.

- Max Stach: It is 266.2.

- Supervisor Cardone: In totality?

- Max Stach: In totality. (Inaudible).

- Supervisor Cardone: (Inaudible).

- Councilman McGinn: So, so we're building on, on approximately (inaudible) 38.

- Supervisor Cardone: 35%.

- Councilman McGinn: 35% of the property, and 7% at the (inaudible).

- Supervisor Cardone: 65 (inaudible).

- Councilman McGinn: 65%.

- Councilman Colon: (Inaudible) a lot of time in. Everybody has. (Inaudible) against the concept (inaudible) to do this (inaudible). Renters. It's an issue.

- Councilman Scancarello: What? Why are renters an issue?

- Councilman Colon: Again, I mean (inaudible) the tenants are gonna have to be (inaudible) correctly, and (inaudible) for the project, and when I say (inaudible) I'm talking about the renters. (Inaudible) we're gonna have to really make sure (inaudible) person renting because when it gets (inaudible) is a concern. So it's something that we have to keep an eye on. As I said before, (inaudible) instances in the County where (inaudible) larger house-able units that were (inaudible) condos (inaudible) that's all I'm saying.

- Councilman Scancarello: Understood. (Inaudible).

- Councilman Colon: Oh yeah. (Inaudible) about what's happening (inaudible).

- Councilman Scancarello: When you factor in what's going on in the world right now with COVID, and where we live, (inaudible) 50 miles away from the city (inaudible).

- George Carney: Look into your mic.

- Councilman Scancarello: (Inaudible).

- Councilman McGinn: Yeah, (inaudible) you know the, the (inaudible) plan that's part of the SEQRA process.

- Councilman Colon: Right.

- Councilman McGinn: I mean, that, the, ya know, the top flight Engineer (inaudible) it's, it's, I mean environmental wetlands. Everything is taken in consideration. I mean there's, there's, it's not like they took (inaudible) just, ya know (inaudible). It's, it's, (inaudible), and it'd be hard for anyone to look at that, kinda come up, and do (inaudible).

- Councilman Colon: (Inaudible).

- Councilman McGinn: (Inaudible).

- Councilman Colon: (Inaudible).

- Councilman McGinn: Listen, I look at what could have, what we could have gone in there as far as you know, you know any, any acre being built on (inaudible) stretching from you know from, from Reynolds all the way down to (inaudible) Mombasha. I, I mean (inaudible), I mean (inaudible). Do we need, well, does that bring any value to keep our kids here? Does it do any, that accomplish any things that we need to do that have (inaudible), for years, and years to come. And I understand (inaudible) gotta worry about (inaudible) this is gonna, ya know, if, if, ya know, if we can get the attention to attract top flight (inaudible), you know top flight (inaudible) kind of a staple, staple (inaudible).

- Supervisor Cardone: The other aspect of that is, I don't think there's been a project that the Town Board (inaudible).

- (Inaudible)

- Supervisor Cardone: (Inaudible) development, development in the future, that's, that's something that saves a lot right there, and (inaudible) in the next two to five years, we're looking as far as water conservation (inaudible). Conversation with the Village (inaudible) because they're the ones that (inaudible), so.

- Councilman Colon: Alright. I just (inaudible).

- Councilman McGinn: Yeah, no. Absolutely.

- Supervisor Cardone: (Inaudible). Ok. Anyone (inaudible).

- Councilwoman Bingham: (Inaudible) because if you're thinking of attracting young professionals, are they gonna be looking at a rental that's gonna cost them \$1,700 or \$1,800 a month, or are they gonna be looking to get a (inaudible) home somewhere? So do we have an estimate of what the rentals (inaudible).

- Councilman Colon: Max, you wanna comment? I, I believe they start around \$1,800 (inaudible).

- George Carney: You wanna have him come up to the mic?

- Councilman Colon: (Inaudible).

- Max Stach: So when, when we were looking at comparables throughout the, can you hear me (inaudible)?

- George Carney: Yes, you're good.

- Max Stach: We're looking at comparables throughout the County, you know we were looking at the type of rentals, new construction, similar size (inaudible) cause we do have size restrictions that are (inaudible) part of this. Bedroom restrictions, and the new units that are going in just south of Sloatsburg are renting for the mid two's for two bedrooms. I think they had some three bedrooms. We have some new construction going on in New Windsor. Another place where (inaudible). Those are typically going for \$1,800, and up. That's the product. That's the market. But I think that's also why we included 15% workforce housing. To make sure that there was an element with this project that was going to remain available to workforce in general.

- Councilwoman Bingham: That was my concern. (Inaudible).

- Max Stach: Yeah.

- Councilwoman Bingham: Someone who's got an entry level job's not gonna be able to afford (inaudible) \$1,800 for rent.
- Max Stach: Right. That's, that's exactly right. So, you know the, the rents are a little more affordable (inaudible) at workforce housing (inaudible) area, which for us is (inaudible) area, and it's still pretty high. So it's, you're talkin about two wage earners, and two kids. A family of four, and you're talkin about (inaudible) somewhere around \$170,000. (Inaudible) know the exact number. But that's, that's the part (inaudible) marketing to with that percent (inaudible) workforce from home. Now a builder's gonna look for the most (inaudible) there, and that's gonna be a higher (inaudible). So by having a mix I think, I think you ensure you've captured some of that market for the future that might be married to a policeman, or, or two teacher households or (inaudible).
- Councilwoman Bingham: And Max you also said there would be some rentals to seniors correct?
- Max Stach: Yeah, so.
- Councilwoman Bingham: (Inaudible) seniors.
- Max Stach: 10% after 84, 55 and older. And when we did the analysis we looked at those being mostly rentals. To, to add one thing with Mr. Brower had asked about the difference between a three, and a four bedroom. In our analysis, rentals do generate more population than ownership. And when we did our worse case development scenario, (inaudible), we allocated more to the rental product, and that rental product, three bedroom rental townhouse or, or condo (inaudible), will generate more population than an owned townhouse of four bedrooms. And that's just, you know it (inaudible) demographic (inaudible) from the State. So when we did the EIS, looking at the worse case scenario, we allocated more of those things to the three bedrooms just to make sure we were looking at what we think the worse case (inaudible) the market would, would come up with. So it's, it's very likely that when the builder comes in, and actually proposes a project to the Town that they might have lesser impacts than we thought (inaudible).
- Councilman McGinn: Thank you Max.
- Councilman Colon: Thank you Max.
- Supervisor Cardone: Thanks Max. Ok. What's the flavor of the Board?
- Councilman McGinn: (Inaudible) Mr. Nugent, at this point I guess we can make a motion to accept the findings?
- Counsel Nugent: You can close the Public Hearing.
- Councilman McGinn: Oh (inaudible).
- Counsel Nugent: And then the findings. Action (Resolution), Discussion: 4.2 Close the Public Hearing for the Continuation of the Public Hearing for the Proposed Amendment of Ch. 57 of the Town Code

2020-#312

BE IT RESOLVED that the Town Board of the Town of Monroe approval to close the Public

Hearing for the Continuation of the Public Hearing for the Proposed Amendment of Ch. 57 of the Town Code

Motion by Mike McGinn, second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution): 4.3 Adoption of Statement of Findings RE Proposed Amendment of Ch. 57 of the Town Code

2020-#313

BE IT RESOLVED that the Town Board of the Town of Monroe Made the following Resolution by Councilman McGinn, and seconded by Councilman Scancarello.

RESOLUTION ADOPTING STATEMENT OF FINDINGS REGARDING AMENDMENTS TO CHAPTER 57 (ZONING) CREATING A CONSERVATION CLUSTER RESIDENTIAL (CCR) FLOATING ZONE DISTRICT

WHEREAS, the Town Board for the Town of Monroe ("Town Board") desires to adopt a Local Law to amend Chapter 57 of the Town Code to add Article XXI entitled "Special Planning Districts"; and

WHEREAS, the Town Board previously declared itself Lead Agency and so was the sole agency with authority to adopt the Local Law and thereby issued a positive declaration on September 23, 2019; and

WHEREAS, the Town Board conducted scoping hearings on the Draft Generic Environmental Impact Statement ("DGEIS") and accepted a final scope in December of 2019; and

WHEREAS, following such scoping, the Town Board caused the preparation of DGEIS; and WHEREAS, the Town Board conducted a Public Hearing and accepted both oral and written comment on the DGEIS; and

WHEREAS, the Town Board accepted the DGEIS as complete on March 2, 2020; and

WHEREAS, the Town Board with the assistance of the Town Planner has prepared a Final Generic Environmental Impact Statement ("FGEIS") for review and acceptance by the Town Board; and

WHEREAS, the Town Planner prepared a FGEIS which was accepted by the Town Board on June 15, 2020; and

WHEREAS, the Town Board now desires to accept the Statement of Findings with respect to the CCR Zone and SEQRA review.

NOW, THEREFORE, BE IT RESOLVED that:

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

Section 2. The Statement of Findings as presented to the Town Board is hereby accepted and adopted by the Town Board of the Town of Monroe.

Section 3. The Town Board hereby directs the Town Planner and the Town Clerk to work in cooperation to prepare, file and publish the Statement of Findings and to file copies of the Statement of Findings with the Chief Executive of the Town, the Lead Agency, all involved agencies and any person who requested a copy.

Section 4. The Town Board hereby directs the Town Clerk to maintain the Statement of Findings for public review at the Town Hall during normal Town business hours.

Section 5. The Town Board hereby directs the Town Clerk and Town Planner to send a copy of the Statement of Findings to the Department of Environmental Conservation.

Section 6. The Town Board hereby directs the Town Clerk to publish the Statement of Findings on the Town's website.

Section 7. This Resolution shall be effective immediately.

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

Yea Nay Abstain Absent

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

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

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

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

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

Motion by Mike McGinn, second by Sal Scancarello.

Final Resolution: Motion Carries

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

Information: 4.4 Eagle Scout Project Troop 440

To hear Supervisor Cardone, Board Members, and Michael Portanova's discussion regarding Eagle Scout Project Troop 440, please go on-line to Board Doc's Video Clip #4.4, 0:36:14.

Action (Resolution), Discussion: 4.5 Motion to Open the Continuation of the Public Hearing for Proposed Changes to Article XIV of the Town of Monroe Zoning Local Law

2020-#314

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Continuation of the Public Hearing for Proposed Changes to Article XIV of the Town of Monroe Zoning Local Law.

Motion by Sal Scancarello, second by Councilman - Rick Colon.

Final Resolution: Motion Carries

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

The following residents signed up to speak during Public Comment regarding the Continuation of the Public Hearing for the Proposed Changes to Article XIV of the Town of Monroe Zoning Local Law. To hear their comments, and Board Members responses, please go on-line to Board Docs Video Clip #4.5, 0:41:30.

- Supervisor Cardone: Anybody signed up?
- Town Clerk Mary Ellen Beams: Ward Brower.
- Ward Brower: Ward Brower, Private Citizen. All I want to know is the status of it.
- Councilman McGinn: So, so Ward, now that we have gotten through this, (inaudible) Max is gonna be workin on it. Hopefully we can get this wrapped up by the end of summer or early fall so.
- Ward Brower: (Inaudible).
- Councilman McGinn: I mean this was all (inaudible). I wish we were the only clients, but we're not cause this was a big job for them to do. Had lots of people (inaudible) we'll, we'll stay on top of it, and get it done.
- Ward Brower: Thank you.
- Supervisor Cardone: Thank you Ward. Anyone else? Madam Clerk, no other speakers?
- Town Clerk Mary Ellen Beams: No one else signed up.
- Supervisor Cardone: Thank you.

Action (Resolution), Discussion: 4.6 Possible Motion to Keep Open the Continuation of the Public Hearing for Proposed Changes to Article XIV of the Town of Monroe Zoning Local Law

2020-#315

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Keep Open the Continuation of the Public Hearing for Proposed Changes to Article XIV of the Town of Monroe Zoning Local Law until August 31, 2020 at 7:00 PM or soon there-after.

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

Final Resolution: Motion Carries

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

5. Audit of Claims

Action (Resolution), Discussion: 5.1 General Fund Abstract

2020-#316

BE IT RESOLVED, that the Town Board of the Town of Monroe requests approval of Abstract#20-19 General Fund containing Check#s 25739-25847 totaling \$532,858.71.

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

Final Resolution: Motion Carries

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

Action (Resolution), Discussion: 5.2 Escrow Abstract

2020-#317

BE IT RESOLVED, that the Town Board of the Town of Monroe requests approval of Abstract #20-09 Escrow containing Check#s 1915-1918 totaling \$11,257.30.

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

Final Resolution: Motion Carries

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

6. Budgetary Transfers

Action (Resolution), Discussion: 6.1 Budgetary Transfer Abstract

2020-#318

BE IT RESOLVED that the Town Board of the Town of Monroe approves the following budgetary transfers Abstract #20-03:

Assessor-to fund exp associated with Tax Certiorari

Transfer in: Assessor special litigation A000-1355-4010-00 \$3,000.00

Transfer out: Assessor Contractual A000-1355-4500 \$3,000.00

Justice Court - Air-conditioner repair

Transfer in: Justice Court Bldg Repair & Maint. A000-1110-4303-00 \$764.00

Transfer out: Shared Services Bldg Repair & Maint. A000-1620-4303-00 \$764.00

Justice Court - To move appropriation to correct expenditure line

Transfer in: Justice Court Reno (J-Cap Grant) A000-1110-4500-01 \$7,706.41

Transfer out: Justice Court Equipment A000-1110-2000-00 \$7,706.41

Master Plan - To fund exp associated with Eagle ridge SEQRA

Transfer in: Master Plan Contractual \$17,000.00 B000-8021-4500-00 \$17,000.00

Transfer out: Master Plan Legal Gen & Admin B000-8021-4021-00 \$7,000.00

Transfer out: Annexation Proceeding B000-8022-4500-00 \$10,000.00

Senior Center - engineering costs not covered in CDBG Grant

Transfer in: Engineering General & Admin A000-7620-4020-00 \$6,371.00

Transfer out: Non Routine Maintenance A000-7620-4303-03 \$6,371.00

Town Clerk - to fund TARA spay & nueter expense

Transfer in: TARA Spa & Nueter A000-1410-4891-00 \$200.00

Transfer out: Town Clerk Equipment A000-1410-2000-00 \$200.00

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

Final Resolution: Motion Carries

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

7. Acceptance of Minutes

Action (Resolution): 7.1 Acceptance of June 15 2020 Minutes

2020-#319

BE IT RESOLVED that the Town Board of the Town of Monroe approves the Town Board meeting minutes of June 15 2020.

Motion by Sal Scancarello second by Mary Bingham.

Final Resolution: Motion Carries

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

8. New Business

Action (Resolution): 8.1 Order After Public Hearing Old Country Road Water District

2020-#320

TOWN BOARD: TOWN OF MONROE

ORANGE COUNTY: NEW YORK

In the Matter of the Formation of a Town Water
District to Be Known as ORDER AFTER
PUBLIC HEARING
OLD COUNTRY ROAD WATER DISTRICT

Pursuant to the Provisions of
Article 12-A of the Town Law

WHEREAS WSP USA of Shelton Connecticut ("WSP") an engineering firm duly licensed by the State of New York has prepared such Map Plan and Report describing the boundaries of the proposed water district and the general plan of said system including a report on the extent of improvements necessary; and

WHEREAS WSP has filed the Map Plan and Report dated September 2019 with the Town Board in support of the formation of a water district in the Town along a certain section of Old Country Road located in the Town containing the information required by Town Law Section 209-c and;

WHEREAS said Map Plan and Report are and have been available for inspection by the public at the office of the Town Clerk of the Town of Monroe 1465 Orange Turnpike Lower Level Monroe New York 10950 on business days between the hours of 8 AM and 4 PM; and

WHEREAS there has been filed with the Town Clerk a detailed explanation of how the estimated costs associated with the improvements and service for a typical one or two family home recited below have been computed which may be examined in the same manner as the aforesaid Map Plan and Report; and

WHEREAS an order was duly adopted by the Town Board of the Town of Monroe on October 212019 reciting the filing of said map plan and report the improvements proposed the boundaries of the proposed district the maximum amount proposed to be expended for the improvements by the District which as stated in the said petition is zero (\$0.00) dollars it being the intention that the entire cost of the improvements are to be paid by the Village of Kiryas Joel for which the establishment of the district is proposed that the estimated cost of hook-up to the system would not be levied by the district the fact that the map plan and report describing the same are on file in the Town Clerk's office for public inspection and stating all other matters required by law to be stated and specifying November 72019 at 7:00 p.m. on that day as the time and the Town of Monroe Senior Center located at 101 Mine Road Monroe New York 10950 as the place where the said Town Board would meet to consider said map

plan and report and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required or authorized by law; and

WHEREAS such order was duly published and posted as required by law; and

WHEREAS the boundaries of the proposed water district were stated in such Order and are more particularly described in Schedule "A"; and

WHEREAS the improvements proposed in said district are 1) extension of a water main to the southwest from the intersection of Old Country Road and Ivy Lane along Old Country Road which shall consist of approximately 800 feet of 8-inch Class 52 ductile iron water main two fire hydrants and associated valves; 2) connections to the residential dwellings will be made that will utilize Type K copper piping with curb stops; 3) installation of a flow meter and pressure reducing valve within the basement of each residential dwelling; and 4) upon connection to the Village of Kiryas Joel's water supply system a physical disconnection of the plumbing for the private water-supply wells will be made at each residential dwelling; and

WHEREAS the costs of such improvements will be financed solely by the Village of Kiryas Joel and no costs shall be borne by the Town of Monroe; and

WHEREAS permission of the State Comptroller to establish such district is not required because the cost is not to be financed by bonds notes or other evidence of indebtedness; and

WHEREAS a Public Hearing was held on November 25 2019 in the manner described at which time all persons interested in the subject matter were given an opportunity to be heard; and

WHEREAS such Public Hearing was then continued at each regular Town Board meeting through June 15 2020 at which time all persons interested in subject matter were given an opportunity to be heard; and

WHEREAS on June 16 2020 the Town of Monroe and the Village of Kiryas Joel entered into an Intermunicipal Agreement to provide for the implementation of water services by the Village of Kiryas Joel to the proposed water district.

NOW THEREFORE upon the evidence given at the Public Hearing described herein it is hereby ordered as follows:

1. For the reasons detailed in the Negative Declaration attached hereto this action will not have a significant adverse impact on the environment.

2. The Notice of the Public Hearing described in the preambles hereof was posted and published as required by law and is in all respects sufficient; and
3. The creation of the Old Country Road Water District and the construction of the improvements hereinabove described is in the public interest; and
4. That all property and property owners within Old Country Road Water District are benefitted by the proposed improvements; and
5. That all property and property owners that are benefitted by the proposed improvements are included within the limits of Old Country Road Water District which is more particularly described in Schedule "A" which is attached hereto and incorporated herein as if set forth in full; and
6. That all expenses attended upon the establishment of the Old Country Water District shall be the responsibility of the Village of Kiryas Joel; and
7. The Town Clerk is hereby authorized to assign a Water District number to the Old Country Water District consistent with the numbering of previously established Water Districts within the Town.
8. The Town Clerk shall record a copy of this Order in the office of the County Clerk of the County of Orange County and such Clerk shall also within ten (10) days after adoption of this Order cause a certified copy thereof to be filed in the Office of the State Department of Audit and Control; and
9. This Order shall be effective immediately.

Dated: July 13 2020

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

Yea Nay Abstain Absent

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

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

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

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

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

Motion by Supervisor -Tony Cardone second by Mary Bingham.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 8.2 NYCOMCO-Lease Renewal Highway Department Two-Way Radios

2020-#321

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approves the all inclusive lease agreement proposed by NYCOMCO for the towns radio system at the highway dept.

Motion by Supervisor -Tony Cardone second by Mike McGinn.

Motion Carries

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

2020-#322

BE IT RESOLVED that the Town Board of the Town of Monroe rescinded the motion for the all inclusive lease agreement proposed by NYCOMCO for the towns radio system at the highway dept.

Motion by Supervisor -Tony Cardone second by Mike McGinn.

Final Resolution: Motion Carries

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

2020-#323

BE IT RESOLVED that the Town Board of the Town of Monroe made a Motion for the Supervisor to sign the all inclusive lease contract for the town's two way radio communication for the highway dept.with NYCOMCO for a five year term at \$841 per month for 60 months.

Motion by Mary Bingham second by Councilman - Rick Colon.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 8.3 IMA IT Services

2020-#324

BE IT RESOLVED that the Town Board of the Town of Monroe authorizes Supervisor Cardone to sign the Inter municipal Agreement between the Town of Monroe and the Town of New Windsor providing cooperative information technology service. This agreement is a yearly renewal.

Motion by Councilman - Rick Colon second by Sal Scancarello.

Final Resolution: Motion Carries

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

Discussion Information: 8.4 Water District 8 Request

The Town Board discussed the request received from 251 Orchard Dr. to hook into Water District #8. To hear Supervisor Cardone regarding this request and Councilwoman Bingham please go on-line to Board Doc's Video Clip #8.4 1:00:47. Discussion: 8.5 Water District 8 Bond

The Board discussed going out for a Bond in the amount of \$50000.00 for Water District #8. Supervisor Cardone will work with Helen and Roberta on this matter. To hear Supervisor Cardone and Councilwoman Bingham regarding Water District 8 Bond please go on-line to Board Doc's Video Clip #8.4 1:02:11. Action (Resolution) Discussion: 8.6 Notification Process Smith Farm

2020-#325

BE IT RESOLVED that the Town Board of the Town of Monroe Made the following Resolution by Councilwoman Bingham and seconded to wit by Councilman Colon.

RESOLUTION CONFIRMING NOTIFICATION PROCESS FOR SMITH FARM DEVELOPMENT (BMG MONROE I LLC)

WHEREAS the Smith Farm project ("Project") in the Town of Monroe ("Town") previously received a Resolution of approval for the subdivision site plan local wetlands disturbance permit and special permit which included various conditions and requirements; and

WHEREAS one such requirement requires the Town Building Department to notify the Village of Monroe Planning Board Secretary upon issuing Building Permits for dwelling units in Phase I and prior to issuing Certificates of Occupancy within Phase I of the Project in order to ensure compliance with the traffic and transportation mitigation measures set forth in the Amended SEQRA Findings and in both land use approvals; and

WHEREAS it has come to the Town Board attention that at times the Village Planning Board

Secretary has not received such notifications; and

WHEREAS in the spirit of cooperation and coordination of the Project the Town Board desires to continue such notifications through all phases of the Project.

NOW THEREFORE BE IT RESOLVED: that:

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

Section 2. The Town Building Department shall notify the Village of Monroe Planning Board Secretary upon issuing Building Permits for dwelling units in all phases of the Smith Farm project and prior to issuing Certificates of Occupancy within all phases of such project.

Section 3. This Resolution shall be effective immediately.

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

Yea Nay Abstain Absent

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

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

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

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

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

Motion by Mary Bingham second by Councilman - Rick Colon.

Final Resolution: Motion Carries

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

Action (Resolution): 8.7 Return of ZBA Escrow funds Project # Z040-2019 Clifford Berchtold

2020-#326

BE IT RESOLVED that the Town Board of the Town of Monroe approves to return ZBA

account #Z040-2019 escrow balance to Clifford Berchtold in the amount of \$997.72.

Motion by Mary Bingham second by Councilman - Rick Colon.

Final Resolution: Motion Carries

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

Action (Resolution): 8.8 Return of ZBA Escrow Funds Project #Z042-2019 Clifton Patrick

2020-#327

BE IT RESOLVED that the Town Board of the Town of Monroe approves to return ZBA account #Z042-2019 escrow balance to Clifton Patrick in the amount of \$1397.72.

Motion by Councilman - Rick Colon second by Mary Bingham.

Final Resolution: Motion Carries

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

Discussion Information: 8.9 Thermal Safety Systems Thermal Screen Fever Detection System

The Town Board discussed purchase of Thermal Safety Systems Thermal Screen Fever Detection System. Demo system is currently being used at Town Hall. Cost will be submitted for FEMA Grant reimbursement for COVID-19 related purchases.

To hear Supervisor Cardone and Board Members discussion regarding Thermal Safety Systems Thermal Screen Fever Detection System please go on-line to Board Doc's Video Clip #8.9 1:12:13. Discussion Information: 8.10 HVAC Replacement 11 Stage Road

Supervisor Cardone discussed HVAC replacement at Town of Monroe owned building at 11 Stage Road currently occupied by Eitz Chaim. To hear Supervisor Cardone and Board Members discussion regarding HVAC Replacement 11 Stage Road please go on-line to Board Doc's Video Clip #8.10 1:16:18. Action (Resolution) Discussion: 8.11 Change Order-Senior Center Door Automation Project

2020-#328

BE IT RESOLVED that the Town Board of the Town of Monroe approves the change order Engineer project #19-51 contract 1-G Automation of Senior Doors. Contractor Billman Ross Associates Inc

Contract price prior to this change order \$59977.00

Net charge resulting from this change order \$32800.00

Current contract price including this change order \$92777.00

Motion by Supervisor -Tony Cardone second by Mary Bingham.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 8.12 Water District 12 Wellfield Improvement Project

2020-#329

BE IT RESOLVED that the Town Board of the Town of Monroe approves for Supervisor Cardone to sign the proposal from AIR Environmental Consulting LLC perform a pre-demolition inspection and bulk sampling of suspect ACBM at the Town of Monroe Water District #12 water filtering building located on Carol Dr. Monroe. Estimated fee total: \$980.00.

Motion by Mary Bingham second by Mike McGinn.

Final Resolution: Motion Carries

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

2020-#330

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve going out for \$612500 for WD #12. Supervisor Cardone will get the schedules to determine if it will be a 10 or 15 year bond.

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

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 8.13 Dial-A-Bus Federal Public Transportation Agency Safety Plan

2020-#331

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing the Town Board to adopt and the Supervisor to sign the Federal Public Transportation Agency Safety Plan.

Motion by Mike McGinn second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 8.14 Dial-A-Bus Consulting Contract

2020-#332

BE IT RESOLVED that the Town Board of the Town of Monroe authorizes Supervisor Cardone to sign the Shared Services Inter-Municipal agreement between the Town of

Warwick and the Town of Monroe for consulting services for the Town of Monroe Dial-A-Bus program. This contract is in effect through December 31 2020.

The fee for this service is \$8000.00.

Motion by Mike McGinn second by Mary Bingham.

Final Resolution: Motion Carries

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

Discussion Information: 8.15 Request for Moodna Sewer Hookup

To hear Supervisor Cardone Town Board Members and Village Mayor Neil Dwyer's discussion regarding request to connect to Moodna Sewer District submitted by property owner Steve Brown of 62 West Mombasha Road Monroe New York please go on-line to Board Doc's Video Clip #8.15 1:36:10.

Action (Resolution) Discussion: 8.16 Moodna Stipend

2020-#333

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve stipend for Roberta McBride and Lindsay Cassanite for their monthly attendance at Moodna meetings and work associated with it. Each of their stipend is 50% of the Moodna Commissioner's Stipend.

Motion by Mike McGinn second by Councilman - Rick Colon.

Final Resolution: Motion Carries

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

9. Old Business

Action (Resolution) Discussion: 9.1 Memorial Day Donation Requests

2020-#334

BE IT RESOLVED that the Town Board of the Town of Monroe approves the following reimbursements for wreaths for Memorial Day.

VFW Post 8858 amount \$522.72

Jewish War Veterans of the United States of America \$200.00

Motion by Mike McGinn second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 9.2 Solar Farm

To hear Supervisor Cardone Town Board Members and Joe Tassone regarding Resolution to execute Solar Farm agreement please go on-line to Board Doc's Video Clip #9.2 1:54:42.

2020-#335

BE IT RESOLVED that the Town Board of the Town of Monroe approves the following Resolution by Councilman McGinn and seconded by Councilwoman Bingham.

In addition the Town Board will receive \$50000 upfront payment 10000 payment from All Bright for Attorney costs and \$35000 (10 year/\$3500 per year lump sum payout for signing/closing of Contract.

RESOLUTION ____/20

RESOLUTION TO AUTHORIZE TOWN SUPERVISOR TO EXECUTE
SOLAR FARM DOCUMENTS

WHEREAS the Town Board ("Town Board") has engaged in negotiations with the Town of Monroe Solar Farm LLC to be the solar provider for the Town of Monroe; and

WHEREAS the final Ground Lease First Amendment to Solar Farm Energy Service Agreement and Acknowledgment and Release Service Agreement have been presented to all parties and are now ready for execution; and

WHEREAS the Town Board hereby authorizes the Town Supervisor to execute all documents necessary to complete this transaction.

NOW THEREFORE BE IT RESOLVED: that:

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

Section 2. The Town Supervisor is authorized to execute all documents necessary to complete the transaction relating to the Solar Farm as presented to the Town Board and in a final form acceptable to the Town's legal Counsel.

Section 3. The Supervisor any other officer or employee as directed by the Town Supervisor are authorized to take any and all necessary actions to carry out the provisions of this Resolution.

Section 4. This Resolution shall be effective immediately.

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

Yea Nay Abstain Absent

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

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

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

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

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

The Resolution was thereupon duly adopted.

Motion by Mike McGinn second by Mary Bingham.

Final Resolution: Motion Carries

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

10. Public Comment

Information: 10.1 Rules for Public Comment

Discussion Information: 10.2 Public Comment

The following residents spoke during Public Comment. To hear their comments and Town Board members responses please go online to Board Doc's to Video Clip #10.2 1:59:40.

- Ward Brower

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

Action (Resolution) Information: 11.1 Enter into Executive Session

2020-#336

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

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

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

12. Return to Regular Meeting

Action (Resolution) Information: 12.1 Return to Regular Meeting

2020-#337

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 Councilman - Rick Colon.

Final Resolution: Motion Carries

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

13. Possible Motions From the Floor

Action (Resolution): 13.1 Tax Certiorari Matter: Cromwell Hill on Round Lake v. Town of Monroe

2020-#338

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve settlement for Certiorari for Cromwell Hill Holdings as per negotiations and revised Consent Order.

Motion by Supervisor -Tony Cardone second by Mary Bingham.

Final Resolution: Motion Carries

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

14. Adjournment

Action (Resolution): 14.1 Adjournment of Meeting

2020-#339

BE IT RESOLVED that the Town Board of the Town of Monroe adjourns the meeting of July 13 2020 at 9:48 pm.

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

Final Resolution: Motion Carries

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

"