

MONROE TOWN BOARD MEETING MINUTES

— 07/14/2025

MONROE TOWN BOARD MEETING AGENDA (Monday, July 14, 2025)

Generated by Valerie Bitzer

Members present

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

Town Counsel Brian Nugent

1. Call to Order

Discussion,Information,Procedural: 1.1 Pledge to the Flag

2. Motion to Open Town Board Meeting

Action (Resolution): 2.1 Motion to Open Town Board Meeting of July 14, 2025

2025-#282

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of July 14, 2025, at 7:00 PM.

Motion by Sal Scancarello, second by Mary Bingham.

Final Resolution: Motion Carries

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

3. Community Announcements

Information: 3.1 Airplane Park Grand Opening

Airplane Park Grand Opening (located in the Village of Monroe)

Monday, July 21st at 10 AM

Information: 3.2 Orange County Mobile DMV at Town Hall, July 16th

Information: 3.3 Free Movie for Veterans

Information: 3.4 First Presbyterian Church of Monroe Chicken BBQ

Information: 3.5 Munistat to Visit Town Hall August 4, 2025

Munistat will be at the August 4th Town Board Meeting to give a presentation on the Financial Status of the Town of Monroe.

Action (Resolution), Information, Presentations: 3.6 Ben LaSala, Eagle Scout Candidate

Project involves building a Food Pantry Box on the patio at Town Hall. Our Father's Kitchen will keep it stocked. There will be a dry goods box and a garage ready refrigerator.

To hear discussion between Town Board Members RE Ben LaSala, Eagle Scout Project, please go on-line to Board Doc's Video Clip #3.6, 0:4:30.

2025-#283

BE IT RESOLVED, that the Town Board of the Town of Monroe Made a Motion to approve Ben LaSala's Eagle Scout Project.

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

4. Motion to Adjourn to Executive and or / Attorney Client Session

Action (Resolution): 4.1 Enter Into Executive Session

2025-#284

BE IT RESOLVED, that the Town Board of the Town of Monroe Made a Motion to enter into an Executive Session to discuss Advisory Opinions from Board of Ethics.

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

5. Return to Regular Meeting

Action (Resolution), Information: 5.1 Return to Regular Meeting

2025-#285

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 Sal Scancarello.

Final Resolution: Motion Carries

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

6. Motions From the Floor

Action (Resolution), Information: 6.1 Advisory Opinion 2025-01

2025-#286

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept Advisory Opinion 2025-01.

Motion by Dorey Houle, second by Sal Scancarello.

Final Resolution: Motion Carries

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

Nay: Mary Bingham, Maureen Richardson

Action (Resolution), Information: 6.2 Advisory Opinion 2025-02

2025-#287

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept Advisory Opinion 2025-02.

Motion by Dorey Houle, second by Sal Scancarello.

Final Resolution: Motion Carries

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

Nay: Mary Bingham

Abstain: Maureen Richardson

Action (Resolution), Information: 6.3 Advisory Opinion 2025-03

2025-#288

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept Advisory Opinion 2025-03.

Motion by Dorey Houle, second by Sal Scancarello.

Final Resolution: Motion Carries

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

Nay: Mary Bingham

Abstain: Maureen Richardson

7. Public Hearing

Action (Resolution): 7.1 Motion to Open the Continuation of the Public Hearing in Relation to the Increase and Improvement of Facilities of the Water District No. 14

2025-#289

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Continuation of the Public Hearing in Relation to the Increase and Improvement of Facilities of the Water District No. 14.

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 signed up to speak during Public Comment regarding the Continuation of the Public Hearing in Relation to the Increase and Improvement of Facilities of the Water District No. 14. To hear their comments, and Board Members responses, please go on-line to Board Docs Video Clip #7.1, 0:25:33.

- Town Clerk Valerie Bitzer: No Public Comment.
- Supervisor Cardone: Councilwoman Bingham.
- Councilwoman Bingham: Basically, EFC Applications are gonna be due September 12th and there's \$325 million dollars available. Again, we don't know how many other municipalities are going to be applying for this grant, but we do have time, and we will be continuing to work with our engineer and we're looking to put in the grant request. So, I know we're probably going to hold this over, but if anybody else has a comment, I'll leave it open.
- Councilwoman Houle: I think we should leave it open to, when is, when is the application due?
- Councilwoman Bingham: September 12th. And then we meet September 2nd and September 15th.
- Supervisor Cardone: Let's do it on the second.
- Councilwoman Bingham: September. (Inaudible).
- Supervisor Cardone: Yeah.
- Councilwoman Houle: After we submit it (inaudible) and at least we can say we submitted it.
- Supervisor Cardone: Okay. That's fine.
- Councilwoman Bingham: So, September 15th.

Action (Resolution): 7.2 Motion to Keep Open the Continuation of the Public Hearing in Relation to the Increase and Improvement of Facilities of the Water District No. 14

2025-#290

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Keep Open the Continuation of the Public Hearing in Relation to the Increase and Improvement of Facilities of the Water District No. 14 until September 15, 2025, at 7:00 PM or soon there-after.

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: 7.3 Motion to Open the Continuation of the Public Hearing RE: Local Law A-v1/2025 to Amend Article VI, Ch. 53 Concerning Material Used for Water Pipes in the Town of Monroe

2025-#291

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 A-v1/2025 to Amend Article VI, Ch. 53 Concerning Material Used for Water Pipes in the Town 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

The following residents signed up for Public Comment on the Continuation of the Public Hearing RE: Local Law A-v1/2025 to Amend Article VI, Ch. 53 Concerning Material Used for Water Pipes in the Town of Monroe. To hear their comments and Town Board Members responses, please go on-line to Board Doc's Video Clip #7.3, 0:27:00.

- Town Clerk Valerie Bitzer: No Public Comment.
- Supervisor Cardone: Okay.
- Councilwoman Bingham: So, we received the draft from Dave Fritz on Thursday. So, I still would like to meet with John Mulligan, our Water Administrator. So, again, I think we should just table this until our next meeting. Probably August 4th, because then we'll have more time to review.
- Supervisor Cardone: Okay. Alright, so, the, the draft has been submitted to Council. We'll get it to you so we can post it. And I know that there's been some discussion between Mary and I regarding the actual law. The basis of it is that the C900 which is the plastic pipe which is not in our code is, is going to be in the draft, allowed as long as it's on a private road. There's one development right now which has a portion of private road and a portion of the public road entering into it. So that portion which is in the public will be.
- Councilwoman Houle: Iron Duct.
- Supervisor Cardone: Iron Duct (inaudible). So, I mean that, that, that's the basis for this, this amendment. Okay.

Action (Resolution): 7.4 Motion to Keep Open the Continuation of the Public Hearing RE: Local Law A-v1/2025 to Amend Article VI, Ch. 53 Concerning Material Used for Water Pipes in the Town of Monroe

2025-#292

BE IT RESOLVED that the Town Board of the Town of Monroe Motion to Keep Open the Continuation of the Public Hearing RE: Local Law A-v1/2025 to Amend Article VI, Ch. 53 Concerning Material Used for Water Pipes in the Town of Monroe until August 4, 2025, at 7:00 PM or soon there-after.

Motion by Mary Bingham, second by Dorey Houle.

Final Resolution: Motion Carries

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

8. Acceptance of Minutes

Action (Resolution): 8.1 Acceptance of June 16, 2025 Minutes

2025-#293

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the June 16, 2025, Minutes.

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

Final Resolution: Motion Carries

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

Abstain: Dorey Houle

9. Audit of Claims

Action (Resolution), Discussion: 9.1 General Fund Abstract

2025-#294

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #25-13 General Fund containing Check #36970 - 37065 totaling \$507,816.56.

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: 9.2 Escrow Fund Abstract

2025-#295

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #25-09 Escrow Fund containing Check #2219 - 2230 totaling \$89,191.12.

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

10. Cash Transfers

Action (Resolution), Discussion: 10.1 Cash Transfer Abstract

2025-#296

BE IT RESOLVED that the Town Board of the Town of Monroe made a Motion to approve Abstract #2025-05, in the amount of \$1,020,000 for cash transfers to/from investment funds.

CASH TRANSFERS TO/FROM INVESTMENT FUNDS

TOWN OF MONROE

DATE OF AUDIT: JULY 14, 2025

ABSTRACT #CASH 2025-05

DATE GL NO. DESCRIPTION Account Trans To Trans From

6/16/2025 Consolidated Savings A000 Fund A000-0201 200,000.00

NYCLASS Investment A000 Fund A000-0240 200,000.00

Consolidated Savings B000 Fund B000-0201 100,000.00

NYCLASS Investment B000 Fund B000-0240 100,000.00

Consolidated Savings DB00 Fund DB00-0201 200,000.00

NYCLASS Investment DB00 Fund DB00-0240 200,000.00

Consolidated Savings H017 Fund H017-0201 20,000.00

NYCLASS Investment H017 Fund H017-0240 20,000.00

Consolidated Savings SR00 Fund SR00-0201 450,000.00

NYCLASS Investment SR00 Fund SR00-0240 450,000.00

Consolidated Savings SW00 Fund SW00-0201 40,000.00

NYCLASS Investment SW00 Fund SW00-0240 40,000.00

Consolidated Savings SW01 Fund SW01-0201 10,000.00

NYCLASS Investment SW01 Fund SW01-0240 10,000.00

1,020,000.00 1,020,000.00

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

11. New Business

Action (Resolution), Discussion: 11.1 Donna McMahon, Conservation Commission Appointment

2025-#297

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution appointing

Donna McMahon to the Conservation Commission, slot #5 with a term to expire 12/31/2025.

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: 11.2 End of Probationary Period, Lucas Mahran, Highway Department

2025-#298

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution authorizing the end of the probational period for Lucas Mahran, Heavy Equipment Operator, Highway Department, effective June 30, 2025.

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: 11.3 Keith Osborne, Recreation Aide, Smith's Clove Park

2025-#299

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution approving Keith Osborne for the position of Recreation Aide, Smith's Clove Park Youth Activity Camp, at an hourly rate of \$15.50 and seasonal period of July 7, 2025 - August 15, 2025. Keith has been preapproved for employment by Orange County Department of Human Resources and has been approved by the Monroe Joint Parks and Recreation Commission.

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: 11.4 2025 Independence Day Fireworks

2025-#300

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to make an \$8,000 contribution to the 2025 Independence Day Fireworks in the Village of Monroe. Pursuant to the Intermunicipal Agreement between the Town of Monroe and Village of Monroe for the annual Independence Day Celebration, resolution regarding town contribution

to the Village of Monroe 2025 Independence Day Fireworks event. The Town of Monroe contributed \$8,000 for this celebration in 2024.

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: 11.5 Authorization to Sign Certificate of Determination

2025-#301

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution authorizing the Supervisor to execute the Certificate of Determination and the Town clerk to certify it in connection with the upcoming sale and issuance of the \$21,775,000 Public Improvement Serial Bonds-2025. (RE: Rye Hill and All Mine)

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, Information: 11.6 81 Raywood Maintenance Easement Agreements

MAINTENANCE EASEMENT AGREEMENT

THIS MAINTENANCE EASEMENT AGREEMENT (the "Easement"), made this 22 day of May 2025, (the "Effective Date") is by and between BAIS A. PROPERTIES, INC.(DOS ID: 2493249) with an office at 20 Raywood Drive Monroe NY 10950, and its successors and assigns

(the "Grantor") and the TOWN OF MONROE, its authorized representatives, successors, and assigns (the "Grantee"). The Grantor and the Grantee are hereinafter referred to collectively as the Parties.

WHEREAS, the Grantor is the owner of certain real property located at Section 43, Block 1, Lot

11.1 & Section 43, Block 1, Lot 11.2 as shown on the Town of Monroe, Orange County Tax Map, situated in the Town of Monroe, State of New York, described in Schedule A & B (the "Property"), attached hereto and incorporated as if fully set forth herein; and

WHEREAS, Chapter 46 of the Town Code, in part, regulates the stormwater management facilities at the Property; and

WHEREAS, Grantor is applying to build a 2-family house on the subject Property,

WHEREAS, pursuant to the Town Planning Board Resolution of Approval, Grantor shall maintain the sidewalks and trees within the Town right-of-ways; and

WHEREAS, Grantor's Property includes post-construction stormwater management facilities and therefore must grant this easement to the Town; and

WHEREAS, it is the intention of the Parties to enter into an easement related to the stormwater

management facilities at the Property in accordance with Town Code and to record Grantor's obligations to maintain sidewalks and trees within the Town right-of-ways on the Property;

NOW, THEREFORE, in consideration of the foregoing and the covenants hereinafter set forth, the Parties agree as follows:

1. The Grantor is required to maintain the stormwater management facilities at the Property pursuant Chapter 46 of the Town Code. Upon recording of the Easement. Grantor shall operate and maintain the facilities in good working condition throughout their useful life and shall replace them as necessary in accordance with the Grantor's approvals and as required by the Town Code or any other applicable statute or regulation.

2. The Grantor is required to maintain the sidewalks on the Property as well as maintaining any trees in the Town rights-of-way on Raywood Drive abutting the Property ("Sidewalks and Trees"). Grantor shall maintain said Sidewalks and Trees in good and safe condition throughout their existence and shall repair and replace them as necessary in accordance with the Grantor's approvals and as required by the Town Code or any other applicable statute or regulation.

3. The Grantor grants to the Grantee and to persons authorized by the Grantee a perpetual easement (the "Easement") in, through, under, over, and across the Property for periodic inspection of the stormwater management facilities at reasonable times in accordance with law in order to ensure that such facilities are maintained in good working order and condition and in accordance with applicable design standards and applicable law. The Easement is granted only for the purpose of this inspection of the stormwater management facilities. To the extent that any access is required outside of a Town right_x0002_of-way to inspect the Sidewalks and Trees, Grantor grants to the Grantee and to persons

authorized by the Grantee a perpetual easement (the "Easement") in, through, under, over, and across the Property for such purposes. The Easement is granted only for the purpose of this inspection of the Sidewalks and Trees.

4. All of the covenants, agreements, and conditions contained in this Easement run with the land and shall inure to the benefit of and be binding upon the Parties and their respective successors and assigns, and shall remain in full force and effect for as long as the Grantee requires stormwater management facilities at the Property.

5. The Grantor agrees to execute, acknowledge, and deliver to or for the Grantee such further instruments and take such further actions as may be reasonably required to carry out and effectuate the intent and purpose of this Easement, or to confirm or perfect any right created hereunder.

6. Grantor hereby covenants and agrees that any deed for the conveyance of the Property or

any portion thereof shall contain a provision establishing the Easement described herein for the benefit of the Grantee.

7. In the event of any breach, or threatened breach, of this Easement by either party hereto, the non-defaulting party shall have the right to any remedy available at law or in equity, including but not limited to, injunctive relief and specific performance.

8. This Easement constitutes the entire agreement between the Parties and may not be modified, amended, or terminated except by an instrument in writing signed by both of the Parties.

9. This Easement shall be recorded by the Grantor in the Office of the Orange County Clerk within thirty (30) days of the Effective Date.

10. This Easement shall be governed and construed in accordance with the laws of the State of New York, without regard to choice of law provisions.

11. Any forbearance by either the Grantee or the Grantor in exercising any right or remedy afforded under this Easement or by law shall not be a waiver or preclude the exercising of any such right or remedy.

12. Invalidity of any one of these terms or provisions by any Court shall in no way affect any other provisions, which shall remain in full force and effect.

13. The Grantor, his/her heirs, successors and assigns do hereby covenant that the Grantee shall be held harmless from any and all claims of any person or persons arising from the use of the Property and the granting of this Easement.

WHEREFORE, the Parties have executed this Easement under seal on the date first above written.

MAINTENANCE EASEMENT AGREEMENT

THIS MAINTENANCE EASEMENT AGREEMENT (the "Easement"), made this 23 day of June, 2025, (the "Effective Date") is by and between RAYWOOD M&M LLC (DOS ID:7459682) with an address at 77 FOREST RD UNIT 312, MONROE, NY, 10950, USA and its successors and assigns (the "Grantor") and the TOWN OF MONROE, its authorized

representatives, successors, and assigns (the "Grantee"). The Grantor and the Grantee are hereinafter referred to collectively as the Parties.

WHEREAS, the Grantor is the owner of certain real property located at Section 43, Block 1, Lot

11.3 as shown on the Town of Monroe, Orange County Tax Map, situated in the Town of Monroe, State of New York, described in Schedule A (the "Property"), attached hereto and incorporated as if fully set forth herein; and

WHEREAS, Chapter 46 of the Town Code, in part, regulates the stormwater management facilities at the Property; and

WHEREAS, Grantor is applying to build a 2-family house on the subject Property,

WHEREAS, pursuant to the Town Planning Board Resolution of Approval, Grantor shall maintain the sidewalks and trees within the Town right-of-ways; and

WHEREAS, Grantor's Property includes post-construction stormwater management facilities and therefore must grant this easement to the Town; and

WHEREAS, it is the intention of the Parties to enter into an easement related to the stormwater

management facilities at the Property in accordance with Town Code and to record Grantor's obligations to maintain sidewalks and trees within the Town right-of-ways on the Property;

NOW, THEREFORE, in consideration of the foregoing and the covenants hereinafter set forth, the Parties agree as follows:

1. The Grantor is required to maintain the stormwater management facilities at the Property pursuant Chapter 46 of the Town Code. Upon recording of the Easement. Grantor shall operate and maintain the facilities in good working condition throughout their useful life and shall replace them as necessary in accordance with the Grantor's approvals and as required by the Town Code or any other applicable statute or regulation.

2. The Grantor is required to maintain the sidewalks on the Property as well as maintaining any trees in the Town rights-of-way on Raywood Drive abutting the Property ("Sidewalks and Trees"). Grantor shall maintain said Sidewalks and Trees in good and safe condition throughout their existence and shall repair and replace them as necessary in accordance with the Grantor's approvals and as required by the Town Code or any other applicable statute or regulation.

3. The Grantor grants to the Grantee and to persons authorized by the Grantee a perpetual easement (the "Easement") in, through, under, over, and across the Property for periodic inspection of the stormwater management facilities at reasonable times in accordance with law in order to ensure that such facilities are maintained in good working order and condition and in accordance with applicable design standards and applicable law. The Easement is granted only for the purpose of this inspection of the stormwater management facilities. To the extent that any access is required outside of a Town right_x0002_of-way to inspect the Sidewalks and Trees, Grantor grants to the Grantee and to persons

authorized by the Grantee a perpetual easement (the "Easement") in, through, under, over, and across the Property for such purposes. The Easement is granted only for the purpose of this inspection of the Sidewalks and Trees.

4. All of the covenants, agreements, and conditions contained in this Easement run with the land and shall inure to the benefit of and be binding upon the Parties and their respective successors and assigns, and shall remain in full force and effect for as long as the Grantee requires stormwater management facilities at the Property.

5. The Grantor agrees to execute, acknowledge, and deliver to or for the Grantee such further instruments and take such further actions as may be reasonably required to carry out and effectuate the intent and purpose of this Easement, or to confirm or perfect any

right created hereunder.

6. Grantor hereby covenants and agrees that any deed for the conveyance of the Property or any portion thereof shall contain a provision establishing the Easement described herein for the benefit of the Grantee.

7. In the event of any breach, or threatened breach, of this Easement by either party hereto, the non-defaulting party shall have the right to any remedy available at law or in equity, including but not limited to, injunctive relief and specific performance.

8. This Easement constitutes the entire agreement between the Parties and may not be modified, amended, or terminated except by an instrument in writing signed by both of the Parties.

9. This Easement shall be recorded by the Grantor in the Office of the OrangeCounty Clerk within thirty (30) days of the Effective Date.

10. This Easement shall be governed and construed in accordance with the laws of the State of New York, without regard to choice of law provisions.

11. Any forbearance by either the Grantee or the Grantor in exercising any right or remedy afforded under this Easement or by law shall not be a waiver or preclude the exercising of any such right or remedy.

12. Invalidation of any one of these terms or provisions by any Court shall in no way affect any other provisions, which shall remain in full force and effect.

13. The Grantor, his/her heirs, successors and assigns do hereby covenant that the Grantee shall be held harmless from any and all claims of any person or persons arising from the use of the Property and the granting of this Easement.

WHEREFORE, the Parties have executed this Easement under seal on the date first above written.

2025-#302

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution authorizing the Supervisor to sign the two Stormwater Maintenance Easement Agreements for 81 Raywood.

Motion by Dorey Houle, second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 11.7 Recommendation For Performance Security BJ's Fueling and Pad Site

2025-#303

BE IT RESOLVED that the Town Board of the Town of Monroe

Based on the attached estimate MHE the town engineer has made the recommendation that

the Tree Plan security should be in the amount of \$21363.75. They also recommend the establishment of an inspection fee escrow of \$5000.00 for the project.

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: 11.8 Lake Sapphire Dam Change Order #1 – Hazard Classification Additional Modeling

2025-#304

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution authorizing the Supervisor to sign the Colliers Engineering & Design's (CED) Change Order #1 Hazard Classification Additional Modeling encompassing the following as it relates to the Lake Sapphire Dam: Colliers proposes to provide the following service(s): The purpose of this change order is to capture previously performed out of scope services and provide additional budget for CED to incorporate additional hydraulic modeling iterations into the Hazard Classification report. Additional modeling is required to address comments from the NYSDEC Division of Dam Safety presented during a virtual meeting on 6/5/25. The total fee associated with this Change Order is \$10000.

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: 11.9 Auction Bus #34 Dial-A-Ride

2025-#305

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution authorizing auction of town owned Dial-A-Ride Bus #34 (VIN#1FD4E4FS1DDA85453). Auction to start at \$500.00 to secure the vehicle. The vehicle is to be auctioned as is with no mechanical records provided.

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: 11.10 Resolution Adopting Town of Monroe Records Management Plan and Guidebook

2025-#306

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution Adopting Town of Monroe Records Management Plan and Guidebook.

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

12. Old Business

Action (Resolution) Discussion: 12.1 Short Term Rental Application 98 Osseo Park Road (SBL #20-10-22)

2025-#307

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

RESOLUTION APPROVING SHORT-TERM RENTAL AT 98 OSSEO PARK ROAD
APPLICANT: KEVIN DONOGHUE

WHEREAS the Town Board of the Town of Monroe New York ("Town Board") received an application on or about March 21 2024 from Kevin Donoghue ("Applicant") for approval of a Short-Term Rental at 98 Osseo Park Road ("Application") in the Town of Monroe ("Town"); and

WHEREAS the Town Building Inspector provided a report dated June 5 2024 regarding the Application and determined that the property was in substantial compliance with the Residential and Fire Code of New York State based on an inspection of the premises on April 25 2024 May 22 2024 and May 30 2024; and

WHEREAS no objections were received regarding the Application; and

WHEREAS the Town Board desires to approve the Application for a Short-Term Rental at 98 Osseo Park Road.

NOW THEREFORE BE IT RESOLVED: that:

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

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

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

Section 3. The Town Board hereby approves the Short-Term Rental Application for 98 Osseo Park Road subject to the following conditions:

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

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

Section 5. This Resolution shall be effective immediately.

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

Yea Nay Abstain Absent

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

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

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

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

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

The Resolution was thereupon duly adopted.

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution) Information: 12.2 Release of Bond RE: Gold & Stone Consulting LLC (127 Seven Springs Rd.)

2025-#308

BE IT RESOLVED that the Town Board of the Town of Monroe Made the following Resolution authorizing the Supervisor to execute any and all documents necessary to convey to the bonding company that Bond No. 7901026205 in the amount of \$187500 may be released as the principal Gold & Stone Consulting LLC has posted sufficient cash security in its place to satisfy the Principal's remaining obligations. (127 Seven Springs Rd.)

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: 12.3 Release of Bond RE: Monroe Commons LLC

2025-#309

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing the Supervisor to execute any and all documents necessary to convey to the bonding company that Bond No. PR3760753 in the amount of \$1140000 may be released as the principal Monroe Commons LLC has posted sufficient cash security in its place to satisfy the Principal's remaining obligations. (Monroe Commons LLC)

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: 12.4 Stipulation of Discontinuance and Resolution RE: Village of Monroe et al. v. John Doe Werczberger et al

2025-#310

BE IT RESOLVED that the Town Board of the Town of Monroe authorizes the Special Counsel Brian Nugent to execute a Stipulation of Discontinuance in the matter of Village of Monroe et al. v. John Doe Werczberger et al. pending in the Orange County Supreme Court Index No. EF004685-2018 discontinuing the proceeding against Defendant Omri Gallay Individually and as owner of GALLAY INC.

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

13. Public Comment

Information: 13.1 Rules for Public Comment

Discussion Information: 13.2 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 #13.2 0:56:07.

- Carol Sotiropoulos: Spoke RE ICE. Had a long conversation with Village PD Chief Guzman. Aware of polices and guidance. Police are here to protect our citizens. Seeking guidance for

what is currently in place now to be more solidified and strengthened.

- Dan Burke: Looking for info on Theater. Michael Sussman is circulating petitions for an Elected State Comptroller. Dan would like to this this for the Town of Monroe. Spoke RE Board of Ethics Complaints.

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

Information: 14.1 Enter into Executive Session

*NO ACTION AT THIS TIME

15. Return to Regular Meeting

Information: 15.1 Return to Regular Meeting

*NO ACTION AT THIS TIME

16. Adjournment

Action (Resolution): 16.1 Adjournment of Meeting

2025-#311

BE IT RESOLVED that the Town Board of the Town of Monroe adjourns the meeting of July 142025 at 8:31 PM.

Motion by Supervisor -Tony Cardone second by Dorey Houle.

Final Resolution: Motion Carries

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

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