

MONROE TOWN BOARD MEETING MINUTES

— 09/03/2024

MONROE TOWN BOARD MEETING AGENDA (Tuesday, September 3, 2024)

Generated by Valerie Bitzer

Members present

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

Town Counsel Dylan Lockyer

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 September 3, 2024

2024-#457

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of September 3, 2024, at 7:08PM.

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: 3.2 Orange County Mobile DMV at Town Hall, September 9th

To hear Supervisor Cardone RE Orange County Mobile DMV at Town Hall, September 9th, please go on-line to Board Doc's Video Clip #3.2, 0:5:33.

Information: 3.3 Village of Monroe Farmers Market

To hear Supervisor Cardone RE Village of Monroe Farmers Market, please go on-line to Board Doc's Video Clip #3.3, 0:5:59.

Discussion: 3.4 Bill Lemanski, Museum Village

To hear Bill Lemanski, Museum Village, Rick Colon, and Town Board Members, please go on-line to Board Doc's Video Clip #3.4, 0:6:23.

Information: 3.5 Highway Superintendent Pat Patterson (Highway Update)

To hear Highway Superintendent Pat Patterson RE Highway Update, please go on-line to Board Doc's Video Clip #3.5, 0:33:07.

Information: 3.6 Lakeside Fire Department Garage Sale

To hear Town Clerk Valerie Bitzer RE Lakeside Fire Department Garage Sale, please go on-line to Board Doc's Video Clip #3.6, 0:41:58.

Information: 3.7 Village of Monroe Cheese Festival

To hear Town Clerk Valerie Bitzer and Councilman Scancarello RE Village of Monroe Cheese Festival, please go on-line to Board Doc's Video Clip #3.7, 0:42:43.

Information: 3.8 Village of Monroe 911 Memorial Service

To hear Supervisor Cardone RE Village of Monroe 911 Memorial Service, please go on-line to Board Doc's Video Clip #3.8, 0:42:55.

4. Public Hearing

Action (Resolution): 4.1 Motion to Open the Continuation of the Public Hearing RE: Short Term Rental Application, 21 Front Street (SBL: 16-3-1)

2024-#458

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

Motion by Supervisor -Tony Cardone, second by Dorey Houle.

Final Resolution: Motion Carries

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

The following residents signed up to speak during Public Comment for the Continuation of the Public Hearing RE Short Term Rental Application, 21 Front St. (SBL: 16-3-1). To hear their comments, and Town Board Members responses, please go on-line to Board Doc's Video Clip #4.1, 0:43:30.

****NO PUBLIC COMMENT AT THIS TIME**

- Town Clerk Valerie Bitzer: No Public Comment.

- Supervisor Cardone: No Public Comment. So, we're waiting for some information back from the owner of this. It's in regard to the property next door where they're supposed to be acquiring so that there's no non-conforming uses there. So, I'm gonna make a Motion to keep this open for the continuation of the Public Hearing for the Short-Term Rental Application of 21 Front Street 16-31-1 to December 2, 2024, at 700 p.m. or immediately there-after.

Action (Resolution): 4.2 Possible Motion to Keep Open the Continuation of the Public Hearing
RE: Short Term Rental Application, 21 Front Street (SBL: 16-3-1)

2024-#459

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Keep Open the Continuation of the Public Hearing RE: Short Term Rental Application, 21 Front Street (SBL: 16-3-1) until December 2, 2024, at 7:00 pm or soon there-after.

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

Final Resolution: Motion Carries

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

5. Acceptance of Minutes

Action (Resolution): 5.1 Acceptance of July 15, 2024 Minutes

To hear discussion Between Board Members and Town Clerk Valerie Bitzer RE Acceptance of July 15, 2024 Minutes, please go on-line To Board Doc's Video Clip #5,1, 0:44:42.

2024-#460

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the July 15, 2024 Minutes.

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

2024-#460A

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion within a Motion to Amend the original Motion that we accept the Minutes for July 15, 2024 under the condition that we remove the comments under the aforementioned sub section 9.5, Sr. Citizen Garbage District Discount but leave the sentence, "To hear discussion between Jacqueline Gentile and Mike Gentile of Marangi, and Town Board Members, please go on-line to Board Doc's Video Clip #9.5, 0:39:51".

Motion by Maureen Richardson, second by Maureen Richardson.

Final Resolution: Motion Fails

Aye: Mary Bingham, Maureen Richardson

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

2024-#460B

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the July 15, 2024 Minutes.

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

Final Resolution: Motion Carries

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

Nay: Mary Bingham, Maureen Richardson

Action (Resolution): 5.2 Acceptance of August 12, 2024 Minutes

2024-#461

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the August 12, 2024 Minutes.

Motion by Sal Scancarello, second by Mary Bingham.

Final Resolution: Motion Carries

Aye: Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson

Abstain: Supervisor -Tony Cardone

Action (Resolution), Minutes: 5.3 Continuation of 5.1 (Acceptance of July 15, 2024 Minutes)

To hear Councilwoman Richardson, Town Clerk Valerie Bitzer and Town Board Members RE Continuation of 5.1 (Acceptance of July 15, 2024 Minutes), please go on-line to Board Doc's Video Clip #5.3, 0:54:14.

2024-#462

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion that in the Minutes of September 3, 2024, there was discussion RE the July 15, 2024 Minutes, section 9.5, and to go to see video clip as determined by the Town Clerk.

Motion by Mary Bingham, second NONE.

6. Audit of Claims

Action (Resolution), Discussion: 6.1 General Fund Abstract

2024-#463

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #24-11 General Fund containing Check #35619 - 35683 totaling \$409,053.62.

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

7. Cash Transfer Requests

Action (Resolution), Discussion: 7.1 Cash Transfer Abstract

2024-#464

BE IT RESOLVED that the Town Board of the Town of Monroe made a Motion to approve Abstract #2024-07 in the amount of \$1,302,000.00 to move cash back to funds from NYCLASS investments to cover future expenditures in 2024.

CASH TRANSFERS TO/FROM INVESTMENT FUNDS**TOWN OF MONROE**

DATE OF AUDIT: September 3, 2024 #2024-07

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

DATE GL NO. DESCRIPTION Account Transf to Transf from

Consolidated Savings A000 Fund A000-0201 400,000.00

NYCLASS Investment A000 Fund A000-0240 400,000.00

Consolidated Savings H017 Fund H017-0201 12,000.00

NYCLASS Investment H017 Fund H017-0240 12,000.00

Consolidated Savings SL00 Fund SL00-0201 20,000.00

NYCLASS Investment SL00 Fund SL00-0240 20,000.00

Consolidated Savings SR00 Fund SR00-0201 220,000.00

NYCLASS Investment SR00 Fund SR00-0240 220,000.00

Consolidated Savings SW08 Fund SW08-0201 50,000.00

NYCLASS Investment SW08 Fund SW08-0240 50,000.00

SCP Savings J000 Fund J000-0201 200,000.00

NYCLASS SCP Investment J000 Fund J000-0240 200,000.00

MOODNA Savings JS00 Fund JS00-0201 400,000.00

NYCLASS MOODNA Invest JS00 Fund JS00-0240 400,000.00

1,302,000.00 1,302,000.00

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: 7.2 Cash Transfer Abstract

2024-#465

BE IT RESOLVED that the Town Board of the Town of Monroe made a Motion to approve Abstract #2024-08 in the amount of \$20,000 for the Town to loan SD#5(Highview Drainage Dist.) to cover 2024 expenses. To be repaid with Jan 2025 Tax Warrant.

CASH TRANSFERS**TOWN OF MONROE**

DATE OF AUDIT: September 3, 2024 #2024-08

Town to loan SD#5(highview Drainage Dist) to cover 2024 expenses. To be repaid with Jan

2025 Tax Warrant

DATE GL NO. DESCRIPTION Account Transf to Transf from
Highview Drainage Dist #5 SD05-0201 10,000.00
Highview Drainage Dist #5 Maint. SD05-2770 10,000.00
Advance to Other Funds B000-0392 10,000.00
B Fund Consolidated Savings B000-0201 10,000.00
20,000.00 20,000.00

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

Action (Resolution), Discussion: 7.3 Cash Transfer Abstract

2024-#466

BE IT RESOLVED that the Town Board of the Town of Monroe made a Motion to approve Abstract #2024-09 in the amount of \$140,000 to move cash back to funds from NYCLASS investments to cover Hwy Capital Equipment expenditures in 2024.

CASH TRANSFERS TO/FROM INVESTMENT FUNDS

TOWN OF MONROE

DATE OF AUDIT: September 3, 2024 #2024-09

To move cash back to funds from NYCLASS investments to cover Hwy Capital Equipment expenditures in 2024

DATE GL NO. DESCRIPTION Account Transf to Transf from
Cons Savings H010 Fund Hwy Cap Equip H010-0201 140,000.00
NYCLASS Investment H010 Fund H010-0240 140,000.00
140,000.00 140,000.00

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

8. New Business

Action (Resolution), Discussion: 8.1 2024 NYSAOTSOH 95th Annual Conference, Education Symposium & EXPO

2024-#467

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution authorizing Highway Superintendent James "Pat" Patterson to attend the 2024 New York State

Association of Town Superintendents of Highways 95th Annual Conference, Education Symposium & EXPO at Holiday Valley Resort in Ellicottville, New York from September 24-27, 2024.

Registration fee: \$650.00 (Highway Superintendent Package-3 day (Full Conference, Tuesday - Friday). Includes registration fee, all meals, breaks, education sessions and special activities.

Hotel accommodations: \$477.00 (\$159/night-discounted rate secured by NYSAOTSOH)

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

Final Resolution: Motion Carries

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

Information: 8.2 Highway Superintendent Pat Patterson RE: American Public Works Association Conference

To hear Highway Superintendent Pat Patterson RE: American Public Works Association Conference, please go on-line to Board Doc's Video Clip #8.2, 1:02:06.

Action (Resolution), Discussion: 8.3 Donation of Vacant Land

To hear Board Members discussion RE Donation of Vacant Land, please go on-line to Board Doc's Video Clip #8.3, 1:02:51.

2024-#468

BE IT RESOLVED that the Town Board of the Town of Monroe Made the following Resolution by Councilwoman Houle and seconded by Councilwoman Bingham:

RESOLUTION TO ACCEPT THE DONATION OF VACANT LAND

WHEREAS, Wayne Wedderman and Barbara Wedderman, lawful owners of a vacant property lot located on West Mombasha Road, Section 38, Block 3, Lot 1 ("Property") in the Town of Monroe, County of Orange, State of New York wishes to donate said property to the Town of Monroe; and

WHEREAS, the governing Town Board desires to accept said donation of land and to authorize the Supervisor to execute all document required for the transfer of said Property; and

WHEREAS, the State of New York, pursuant to section 64(8) of the New York Town Law, authorizes the Town to take by gift, grant, bequest or devising of real property for a lawful and

public purpose.

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 Board is hereby authorized to accept the donation of the aforementioned Property for any proper Town purpose.

Section 3. The Town Board hereby authorizes Town Special counsel, Feerick Nugent MacCartney PLLC, to take all actions necessary to facilitate the transfer of the Property to the Town of Monroe and prepare the necessary documents for execution by the Supervisor and the property owners.

Section 4. The Town Board hereby authorizes the Supervisor to sign all required documents for the transfer of the Property to the Town, to file the documents with the Orange County Clerk's Office and to pay the costs for title insurance and related fees.

Section 5. 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 6. 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] [] [] []

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

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

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

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

The Resolution was thereupon duly adopted.

Motion by Dorey Houle, second by Mary Bingham.

Final Resolution: Motion Carries

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

Discussion: 8.4 Bald Hill

To hear discussion regarding Bald Hill Condition #26, naming of the roads by the Town Board, please go on-line to Board Doc's Video Clip #8.4, 1:08:57.

Action (Resolution), Discussion: 8.5 Newcastle Communications Annual Service Contract Renewal

2024-#469

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing the Supervisor to sign the renewal of the SV9100 annual service contract with Newcastle Communications in the amount of \$4,253.52 for the time period of 12/14/24 - 12/13/25.

Motion by Dorey Houle, second by Mary Bingham.

Final Resolution: Motion Carries

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

Action (Resolution), Discussion: 8.6 Dingman's Dairy, Town Hall Meeting Room Rental

To hear Board Members discussion RE Dingman's Dairy, Town Hall Meeting Room Rental, please go on-line to Board Doc's Video Clip #8.6, 1:16:15.

2024-#470

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution approving the use of the Town Hall Meeting Room by Dingman's Dairy from March 7 - March 9, 2025 at a rate of \$850 per day. The required Certificate of Insurance has been provided.

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

9. Old Business

Action (Resolution), Discussion: 9.1 Pallotti Village Proposed PILOT

To hear Town Board Members comments RE Pallotti Village Proposed PILOT, please go on-line to Board Doc's Video Clip #9.1, 1:17:36.

2024-#471

BE IT RESOLVED that the Town Board of the Town of Monroe Made the following Resolution to be approved in a form by Town Counsel:

RESOLUTION AUTHORIZING APPROVAL OF PAYMENT IN LIEU OF TAXES
AGREEMENT REGARDING PALLOTTI VILLAGE CONSERVATION CLUSTER ZONE
DEVELOPMENT

WHEREAS, Parish Property Management, Inc. ("Applicant") applied for approval of a

Conservation Cluster Residential (“CCR”) Floating Zone and site plan approval to permit the construction of a 178-unit cluster residential development known as “Pallotti Village” on approximately 89.1878 acres, consisting of two parcels that will be merged into a single contiguous parcel of land prior to final site plan approval; and

WHEREAS, the Pallotti Village Housing Development Fund Corporation (“HDFC”) is, or will become, the fee simple owner, and the Pallotti Village LLC (“Company”) is, or will become, the beneficial and equitable owner of certain real property located in the TOWN OF MONROE, Orange County, State of New York, as more particularly described in Exhibit A attached hereto (the “Property”); and,

WHEREAS, the Company will develop, own, construct, maintain and operate a project on the Property of up to one hundred seventy-eight (178) units (including caretakers’ units) comprised of two components, as follows: up to seventy-eight (78) affordable workforce housing designed units and no greater than 100 units designed for affordable senior housing at the Property (hereinafter referred to as the “Project”);”

WHEREAS, the HDFC is a corporation established pursuant to Section 402 of the PHFL; and,

WHEREAS, the HDFC and the Company have been formed for the purpose of providing residential rental accommodations for senior and workforce citizens of low-income; and,

WHEREAS, the HDFC is a “housing development fund company” as the term is defined in Section 572 of the PHFL; and,

WHEREAS, pursuant to PHFL Section 577(1)(a), the local legislative body of a municipality may exempt the real property of a housing project of a housing development fund company from local and municipal taxes, including school taxes, other than assessments for local improvements, to the extent of all or a part of the value of the property included in the completed project; and,

WHEREAS, the extent of such exemption is reflected in an agreement known as a Payment in Lieu of Taxes (“PILOT”) Agreement; and

WHEREAS, pursuant to such proposed PILOT agreement, the Town would receive payments from HDFC and the Company for forty years, commencing at \$160,000 in Year 1 and escalating 2% each year thereafter for forty years as more specifically set forth in Schedule B of the PILOT Agreement; and

WHEREAS, the Town Board desires to approve a PILOT agreement with HDFC and the Company.

NOW, THEREFORE, it is resolved as follows:

Section 1. All “WHEREAS” paragraphs are incorporated herein by reference as though set forth in full herein.

Section 2. The Town Board hereby approves and authorizes the PILOT agreement substantially in the form of the August 9, 2024 draft of such agreement as presented to the Town Board.

Section 3. The Town Board hereby authorizes the Town Supervisor to execute the PILOT agreement in a final form approved by Town legal counsel and at a point in time approved by Town legal counsel, subject to such agreement being substantially in the form of the August 9,

2024 draft presented to the Town Board.

Section 4. The approval and authorization of the terms of the PILOT agreement is conditioned upon the final approval of the Project that is the subject of the PILOT Agreement.

Section 5. Any material changes to the PILOT Agreement occurring after the date of this resolution shall require approval of the Town Board, by resolution.

Section 6. This resolution shall be effective immediately, except as otherwise indicated herein.

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 Cardoe 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 Petition for Zoning Text Amendments Relating to the HI District (Monroe Commons)

To hear discussion RE Petition for Zoning Text Amendments Relating to the HI District (Monroe Commons) please go on-line to Board Doc's Video Clip #9.2 1:18:41.

2024-#472

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Table the matter RE Petition for Zoning Text Amendments Relating to the HI District (Monroe Commons) until September 16 2024.

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone Sal Scancarello Dorey Houle

Nay: Mary Bingham

Abstain: Maureen Richardson

2024-#472A

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion Authorizing Counsel Nugent's office to start working on Resolution RE Petition for Zoning Text Amendments Relating to the HI District (Monroe Commons).

Motion by Mary Bingham second by Supervisor -Tony Cardone.

Final Resolution: Motion Carries

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

Discussion Information: 9.3 Zone Change Petition RE: Project 230160 18 Stair Way (SBL: 3-1-25)

To hear discussion between Dave Higgins with Lanc & Tully and Town Board Members please go on-line to Board Doc's Video Clip #9.3 1:20:54.

Action (Resolution) Information: 9.4 Resolution Adopting LL 6/2024 RE: Approving Zone Amendment and Adoption of Local Law to Amend Ch. 57 to Allow a Building Landscaping Storage Use in the GB Zoning District Subject to a Special Permit

2024-#473

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 ZONE AMENDMENT AND ADOPTION OF LOCAL LAW TO AMEND CHAPTER 57 TO ALLOW A BUILDING AND LANDSCAPING STORAGE USE IN THE GB ZONING DISTRICT SUBJECT TO A SPECIAL PERMIT

WHEREAS a petition for a zoning amendment dated February 6 2024 ("Zoning Amendment") was received by the Town from applicants Nick Gordon and Alice Serpi ("Applicants") seeking to amend the permissible uses in the General Business Zoning District ("GB District"); and

WHEREAS the Town Board determined that the action is a Type I action for SEQRA purposes and declared lead agency; and

WHEREAS the Town Board published notice of a public hearing regarding the proposed Zoning Amendment and local law enacting such proposed amendments; and

WHEREAS a public hearing was opened on June 3 2024 and continued on June 17 2024 and

July 15 2024 and during such public hearings all interested persons were afforded an opportunity to be heard with respect to the proposed Zoning Amendment and local law draft; and

WHEREAS the in-person public hearing was closed on July 15 2024 and remained open through July 25 2024 for written comment only upon which date the public hearing was closed; and

WHEREAS the proposed Zoning Amendment and Local Law was reviewed by the Town Planner who recommended its adoption as presented in the draft local law and requiring a special permit for such use; and

WHEREAS the proposed Zoning Amendment was referred to the Orange County Department of Planning for review under General Municipal Law § 239-m; and

WHEREAS the Orange County Department of Planning responded via letter dated June 14 2024 providing advisory comments and indicating that the Zoning Amendment was a matter for local determination; and

WHEREAS the Town Board has reviewed the Full Environmental Assessment Form (“FEAF”) parts 1 2 and 3; and

WHEREAS the Town Board desires to approve the Zoning Amendment.

NOW THEREFORE BE IT RESOLVED that:

Section 1. The above “WHEREAS” clauses are incorporated herein by reference as if set forth in full.

Section 2. The Town Board hereby determines that there is no adverse environmental impact resulting from the adoption of the proposed Zoning Map Amendments and hereby adopts the negative declaration as presented in the FEAF Part 3.

Section 3. The Town Board hereby adopts the proposed Zoning Amendments to the GB District as Local Law No. 6 of 2024 in the form of the local law presented to the Town Board.

Section 4. The Town Supervisor and any officer employee or consultant as directed by the Town Supervisor shall take any and all actions necessary to carry out the provisions of this Resolution including notification of any agency or entity of the amendments to the Town Zoning Map.

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 [] [] [] []

Mary Bingham Councilperson [] [] [] []

Sal Scancarello Councilperson [] [] [] []

Dorey Houle Councilperson [] [] [] []

Maureen Richardson Councilperson [] [] [] []

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

2024-#473A

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Table the Matter RE: Resolution Adopting LL 6/2024 RE: Approving Zone Amendment and Adoption of Local Law to Amend Ch. 57 to Allow a Building Landscaping Storage Use in the GB Zoning District Subject to a Special Permit

Motion by Maureen Richardson second by Mary Bingham.

Final Resolution: Motion Carries

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

2024-#473B

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Adopt Local Law 6/2024.

Motion by Dorey Houle second by Supervisor -Tony Cardone.

Final Resolution: Motion Carries

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

2024-#473C

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 ZONE AMENDMENT AND ADOPTION OF LOCAL LAW TO AMEND CHAPTER 57 TO ALLOW A BUILDING AND LANDSCAPING STORAGE USE IN THE GB ZONING DISTRICT SUBJECT TO A SPECIAL PERMIT

WHEREAS a petition for a zoning amendment dated February 6 2024 ("Zoning Amendment") was received by the Town from applicants Nick Gordon and Alice Serpi ("Applicants") seeking to amend the permissible uses in the General Business Zoning District ("GB District"); and

WHEREAS the Town Board determined that the action is a Type I action for SEQRA purposes and declared lead agency; and

WHEREAS the Town Board published notice of a public hearing regarding the proposed Zoning Amendment and local law enacting such proposed amendments; and

WHEREAS a public hearing was opened on June 3 2024 and continued on June 17 2024 and July 15 2024 and during such public hearings all interested persons were afforded an opportunity to be heard with respect to the proposed Zoning Amendment and local law draft; and

WHEREAS the in-person public hearing was closed on July 15 2024 and remained open through July 25 2024 for written comment only upon which date the public hearing was closed; and

WHEREAS the proposed Zoning Amendment and Local Law was reviewed by the Town Planner who recommended its adoption as presented in the draft local law and requiring a special permit for such use; and

WHEREAS the proposed Zoning Amendment was referred to the Orange County Department of Planning for review under General Municipal Law § 239-m; and

WHEREAS the Orange County Department of Planning responded via letter dated June 14 2024 providing advisory comments and indicating that the Zoning Amendment was a matter for local determination; and

WHEREAS the Town Board has reviewed the Full Environmental Assessment Form ("FEAF") parts 1 2 and 3; and

WHEREAS the Town Board desires to approve the Zoning Amendment.

NOW THEREFORE BE IT RESOLVED that:

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

Section 2. The Town Board hereby determines that there is no adverse environmental impact resulting from the adoption of the proposed Zoning Map Amendments and hereby adopts the negative declaration as presented in the FEAF Part 3.

Section 3. The Town Board hereby adopts the proposed Zoning Amendments to the GB District as Local Law No. 6 of 2024 in the form of the local law presented to the Town Board.

Section 4. The Town Supervisor and any officer employee or consultant as directed by the Town Supervisor shall take any and all actions necessary to carry out the provisions of this Resolution including notification of any agency or entity of the amendments to the Town Zoning Map.

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] [] [] []

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

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

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

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

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 Information: 9.5 Resolution Adopting Local Law H-V1 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation

To hear Conservation Commission Chairperson Dennis Fordham and Board Members discussion RE Resolution Adopting Local Law H-V1 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation please go on-line to Board Doc's Video Clip #9.5 1:34:08.

2024-#474

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to RE-open the

Public Hearing Notice RE Adopting Local Law H-V1 of 2022 to Amend Chapter 57 (Zoning) Concerning the Regulations Governing Tree Preservation to September 16, 2024 at 7:00 PM or soon thereafter.

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

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

Discussion Information: 9.6 Conservation Commission Chairman Dennis Fordham RE: Items for Discussion

To hear discussion between Conservation Commission Chairman Dennis Fordham and Town Board Members regarding the items listed below please go on-line to Board Doc's Video Clip #9.6 1:40:09.

- Cheese Festival (Conservation Commission Table)
- Donation of Vacant Land Site Visit
- Pallotti Village
- Road Surfacing

Discussion: 9.7 Grant Opportunities

To hear discussion between Town Board Members and Highway Superintendent Pat Patterson RE Grant Opportunities please go on-line to Board Doc's Video Clip #9.7 1:46:50.

Discussion Information: 9.8 Short Term Rental (STR) Tax

To hear Councilwoman Richardson and Town Board Members discussion RE Short Term Rental (STR) Tax please go on-line to Board doc's Video Clip #9.8 1:58:22.

Action (Resolution) Information: 9.9 Resolution Calling on the Town of Monroe to Allocate any Additional ARPA Funds to the Preservation of Museum Village

To hear discussion between Councilwoman Richardson and Town board Members RE Resolution Calling on the Town of Monroe to Allocate any Additional ARPA Funds to the Preservation of Museum Village please go on-line to Board Doc's Video Clip #9.9 2:07:17.

2024-#475

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to create a committee to investigate any intervention on behalf of the Town to assist Museum Village in their time of need and I'd (Councilwoman Richardson) like to be on the committee.

Motion by Maureen Richardson second by Mary Bingham.

2024-#475A

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to appoint

Councilwoman Maureen Richardson the Liaison to a committee to investigate any intervention on behalf of the town to assist Museum Village in their time of need.

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

10. Public Comment

Information: 10.1 Rules for Public Comment

Discussion Information: 10.2 Public Comment

****NO PUBLIC COMMENT AT THIS TIME**

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

Information: 11.1 Enter into Executive Session

****NO ACTION TAKEN AT THIS TIME**

12. Return to Regular Meeting

Information: 12.1 Return to Regular Meeting

****NO ACTION TAKEN AT THIS TIME**

13. Motion From the Floor

Action (Resolution) Discussion Information: 13.1 Resolution to Amend the Town of Monroe Meeting Rules Governing Public Comment and Decorum to Apply to All Committees Bodies and Boards

To hear Councilwoman Richardson and Board Members discussion RE Resolution to Amend the Town of Monroe Meeting Rules Governing Public Comment and Decorum to Apply to All Committees Bodies and Boards please go on-line to Board Doc's Video Clip #13.1 2:15:07.

2024-#476

BE IT RESOLVED that the Town Board of the Town of Monroe Made the following Resolution by Councilwoman Richardson and seconded by _____:

A Resolution to Amend the Town of Monroe Meeting Rules Governing Public Comment and Decorum to Apply to All Committees Bodies and Boards

A resolution to amend the Town Monroe meeting rules governing public comment in decorum in order for it to formally apply to all committees' bodies and Boards. And now I would like basically amend if it is becoming a universal policy to uniform make the language more Universal and uniform switching out as necessary the term Town Supervisor as it currently

applies. In my opinion what I believe to be the legal consensus here to just the Town Board meetings Chairpersons or Prov presiding officer's. So whereas the Town Board seeks to ensure that these rules of decorum are clearly communicated to the public. I would also like this to be included that we post them within the Meeting Hall. Whereas the existing Town Monroe meeting rules governing public comment and decorum are currently applicable to Town Board meetings and refer specifically to the Town Supervisor there needs to be a formal extension of these rules to apply universally to all committees' bodies and boards with appropriate language amendments. This would apply to Planning Board meetings ZBA Meetings Conservation Commission meetings until such bodies come up with their own rules of conduct.

Commission meetings any until such bodies um come up with their own rules of conduct.

Motion by Maureen Richardson second NONE.

2024-#476A

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Table the Matter RE A Resolution to Amend the Town of Monroe Meeting Rules Governing Public Comment and Decorum to Apply to All Committees Bodies and Boards

Motion by Mary Bingham second by Supervisor -Tony Cardone.

Final Resolution: Motion Carries

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

14. Adjournment

Action (Resolution): 14.1 Adjournment of Meeting

2024-#477

BE IT RESOLVED that the Town Board of the Town of Monroe adjourns the meeting of September 32024 at 9:25 PM.

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

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