

MONROE TOWN BOARD MEETING MINUTES

— 09/21/2020

MONROE TOWN BOARD MEETING AGENDA (Monday, September 21, 2020)

Generated by Mary Ellen Beams

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 Troop 440, Orange County Citizen of the Month Award

To hear Supervisor Cardone regarding Troop 440, Orange County Citizen of the Month Award, please go on-line to Board Doc's Video Clip #2.1, 0:1:33.

Town of Monroe Boy Scout Troop 440 was recently recognized by County Executive Steve Neuhaus with the Orange County Citizen of the Month award for September 2020. County Executive Neuhaus stated:

"I'm honored to recognize Boy Scout Troop 440 of Monroe with September's Citizen of the Month Award. This recognition is not only a testament to Troop 440's hard work, but also to Boy Scouts and Girl Scouts throughout Orange County who take great pride in contributing in positive ways to the community. Scouting prepares young men and women to be good citizens and leaders, promoting values such as service to others, loyalty, honesty and patriotism. Troop 440 is an important part of the community and participating has allowed its members to help the community while learning skills that will help them through life."

(10) Troop 440 Scouts have completed their Eagle Scout projects with the Town of Monroe since 2018

(4) projects are slated to begin in the Town for completion 3. Motion to Open Town Board Meeting of September 21, 2020

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

2020-#391

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of September 21, 2020.

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

4. Public Hearing

Action (Resolution), Discussion: 4.1 Motion to Open the Continuation of the Public Hearing for Proposed Changes to Article XIV of the Town of Monroe Zoning Local Law

2020-#392

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 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

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, please go on-line to Board Docs Video Clip #4.1, 0:8:11.

Ward Brower- Inaudible

Councilman McGinn- Absolutely any zoning change public comments would get included in the inaudible. Actually I'm planning a meeting with the Planner to go over it and to get it back going again. Hopefully after we speak with him we can inaudible.

Ward Brower- Inaudible

Councilman McGinn- It would depend on what that were before were they on the builders acre, or contractors acre or multiple acres.

Ward Brower- That didn't even exist when these homes were built.

Councilman McGinn- Sure it was like homesteading.

Ward Brower- They were preexisting for a long time.

Councilman McGinn- Ok we will look at those. You know when we look at it and figure it out how they will be affected either way by this law.

Ward Brower- Thank you.

Councilwoman Bingham- Ward don't leave yet last week I mean last meeting you were at you had questions about parcels less than 40,000 sq. ft.

Ward Brower- Right you had to go to ZBA.

Councilwoman Bingham- I contacted Mr. Nugent we had a brief email and we wanted a little more information. My question to you is one of the parcels I kind of looked at your question

sparked an interest was SR 20 20,000 sq. ft.

Ward Brower- Right.

Councilwoman Bingham-17,000, 18,000 and Mr. Nugent can research this a little bit more, but I believe the way law is written is if you have enough frontage it doesn't matter. You would still be grandfathered. If Mr. Nugent would just confirm that that was what your concern was. It's not just 1 acre it's the other Sr 20's, SR15, Sr10's.

Ward Brower- Right some of them can never make it they'd have to be ZBA'd in and that wasn't their fault when building it. It wasn't their fault there was no code saying the setbacks and what not. I know it was in my case. I was short changed the 40,000 because originally when it was laid out my property line went to the middle of the road. When it became a town road over 25 ft they chopped off and I'm never going to make that because of a quirky thing then. Back then Building Inspector Assistant Bill Muentz sent me to the ZBA and I went through that and fulfilled that complication and it was modified. But as in the code I was left out it doesn't mention those lots that were made legal through an action of the ZBA. They should have been grandfathered in.

Councilwoman Bingham- Mr. Nugent is that enough information for you now.

Attorney Nugent - Inaudible. I wasn't aware you were going to be asking that question so I wouldn't want to say anything or confirm here.

Councilwoman Bingham- Well at least we have a little bit more information., so when we discuss it through an email next week.

Attorney Nugent- That's fine.

Councilwoman Bingham- That's good, thank you.

Ward Brower- Thank you.

Councilman McGinn- Councilwoman Bingham we will talk afterwards maybe we can work that out where we are both talking to the Planner about this What we will do whether we do in person or zoom or whatever alright thanks.

No Public Comment

Action (Resolution), Discussion: 4.2 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-#393

BE IT RESOLVED that the Town Board of the Town of Monroe approves to keep open the Continuation of the Public Hearing for Proposed Changes to Article XIV of the Town of Monroe Zoning Local Law to October 5, 2020 at 7:00 PM or soon thereafter.

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): 4.3 Motion to Open the Continuation of the Public Hearing for Proposed Local Law No. 3, Amendment to Chapter 57 of the Town Code to Regulate Rental Properties and Transient Housing

2020-#394

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 Local Law No. 3, Amendment to Chapter 57 of the Town Code to Regulate Rental Properties and Transient Housing.

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 Public Hearing for Proposed Local Law No. 3, Amendment to Chapter 40 of the Town Code to Regulate Rental Properties and Transient Housing. To hear their comments, and Board Members responses, please go on-line to Board Docs Video Clip #4.3, 0:14:14.

- Camille Tokerud-Thank you for letting me speak tonight and a few of you were able to jump on the phone with me earlier. A neighbor of mine alerted me to this hearing, thought I might be interested in it. Of course I'm interested I have a house here for 20 years, raised my kids here they're now in their twenties now, Starting their little careers. So our home is really special to us and we want to keep it in our family. With all the bumps in life including the raise in taxes here every year. One of the situation's we have done to keep the house in our family is to rent it. A few years back we just had homeowners insurance and we started starting checking it with homeowners insurance to make sure I was doing everything by code and by law. They suggest to me if I rent it more than five times a year with my insurance I was not covered. I then switched to commercial insurance. Commercial insurance is rather expensive. It's probably four times the amount I use to pay for my homeowners insurance. I need to protect my investment, my kids, my family house. Which I hope to pass on to them one day if I stay in Monroe and I want to protect the renters god forbid something happened so this is a commitment. But it was like am I going to try to keep this house in our family. What do I need to do to keep that means going. To rent it made sense to us. So Airbnb and Vrbo kind of exploded during this time. The nice thing about those situations are they are based on ratings. I happen to have a five star rating, which means I put a lot of attention to my home. At the beginning of COVID I did not rent it. I started renting again. i have been very diligent about putting in all the protocols for PPP, putting separations in the dates. My neighbors like I said are my backbone and like extended family. They want me to stay here in town. They told me about this meeting. I always care about who I rent to so I only go to like mind to come up to Monroe go on nature walks. So I put a lot of attention to who I accept. Like small families or

friends there not big groups. I'm totally opposed to stopping this situation . I'm not opposed to regulating it at some point or some how licensing it regulating it whatever we need to do. If there's a few bad apples out there they should not stop it for the rest of us. If it was regulated and you regulated how many people you could rent to or you could just track it a lot easier I suppose. Right if there was a problem you could send in enforcement or stop it somehow. I mean everybody has a home here in Monroe. So how do you regulate that nobody ever has a party or somebody doesn't do something. in my case if I make a contract that says I only allow the people in the house that is the renter. If they want to have additional guest or their family lives in Monroe they have to ask me that permission ahead of time. and I grant it. Even with a small party if it's a family or a small group of friends. I'd like to continue I don't want to get pushed out of Monroe. I think it is very important to have older folks that have adult kids that can stay in Monroe and not get pushed out. I want to stay here and I want my kids grandkids one day to live here. I can't imagine what myself or my renters are doing to deter or hurt Monroe. If anything its nice they come here and take advantage of the nice things here and pay for restaurants, go to parks. So I'm not doing any harm. So when I asked my friend what would happen if I continued to do it, he said that it's a five hundred dollar fine and or maybe some jail time. I said jail time that just doesn't seem practical to me. So I think we should be able to regulate it somehow. I'm happy to get a license or have the Building Inspector come in and see my home and we'll take it from there. Thank you very much and please consider it.

- Supervisor Cardone- Anybody have any questions. Nope ok Thank you.

- Ilya Kharkover- I'm thirty six years old my partner Dyer and I just bought an investment property in the Town of Monroe. We closed on September 8th, We're both Prosecutors. I've been a Prosecutor for 12 years in Bronx County. You know as a government attorney we don't make much money we have saved what we could. You know we put our heads together and bought this house. Not just with intentions as an Airbnb also as a vacation home for us. I have a one year old and a wife and you know it means the world to us for this opportunity. I apologize were not dressed professionally but we have been working on this house since we closed on it. He and I have done the hardwood floors we've painted. You know we've done all the work on this place. We've spent thousands of dollars in Monroe. Untold money you know when you get an investment property you have to put twenty five percent down. We have a lot of skin in this game. I am an immigrant I came here when I was five years old. I'm trying to make the American dream. We're not opposed to regulations clearly we are prosecutors we understand about abiding by the law this is what we do. So if there is a regulation that you want or if you want us to be licensed or pay an annual fee and you want someone to come inspect the place by all means. We support all that. The alternative I would suggest that maybe for people who move here and try to do an Airbnb and Vrbo rentals after you pass the law precluding them. As an option and grandfather those that purchased before the law came into existence. I'm just spit balling ideas here. But ultimately the conclusion of the Council is regulate we the home were for that but to preclude us doing Airbnb and Vrbo rentals would force us out. We would probably take a huge hit and have to leave. All the money we've been spending on restaurants and feeding our labor, spending in Home Depot and stores around

here and all the renters we would bring to the community to come spend money.

- Supervisor Cardone Where's your house?

- Ilya Kharkover- It's on School Rd we brought it from Doug and Annmarie Mulholland. So it was very important for us to get a lake front home. We thought it would attract renters and I would like to raise my one year old on a lake. I'm an avid swimmer, I like to paddle and I'm always out there. All of those things checked allot of boxes for us. I ran into this gentleman right there when I asked him to use his clay courts and he mentioned to us that this was coming up. We had checked before we bought the house and did diligent process we couldn't find anything so this has really taken us by surprise and we absolutely had to be here today.

-Supervisor Cardone- Have you got a C/O since all of your improvements.

- Ilya Kharkover- No certificate of occupancy, no we're not done we're still working on the house. Inaudible it's all superficial there's nothing that requires a permit. We haven't done anything with the plumbing, nothing with the electricity, painted took the baseboards off did the floors that kind of stuff. The roof is in great shape the bones of the house is solid but it was dated so we wanted to spruce it up. Make it nice take pictures and to be very discerning on who our renters will be. I can not emphasize enough, from our background we are not looking for parties to come in there. It's our home and we want to enjoy it. We are going to be very careful, but to say transient housing is precluded we feel is very unfair and made sure we came to give our two cents. Thank you.

-Councilwoman Bingham- I have a question before you leave. You know I have spoken to Camille she usually rents for one week at a time, she really doesn't look to do anything shorter than that. Are you planning to rent for a week at a time or two weeks or weekends or daily? What are your plans?

- Ilya Kharkover- Dailey I really don't think it would be weekends. Listen if someone wants it for 30 days that would be great but we can't do more than 30 days with Airbnb or Vrbo. I would also mention as an insurance point Camille brought up, you know there is only one insurance company that will insure an Airbnb rental and it is very expensive. The company is Lloyds of London and we went and got that insurance and they require more than I think the Town would require in insurance. There are safety things we need to do for this home from smoke detectors to railings on the deck, motion detector lights ring security system and there are cameras all over the place. We had to do that and we have already spent the money on these things. Not to mention plus the insurance, which we had to pay a year up front. So I just needed to spill my guts here.

-Councilman McGinn- Can I ask a quick question for yourself and Camille I kind of thought of it afterwards . So are you in the home and renting it out or do you guys clear out and rent it then and then you come back.

- Ilya Kharkover- It's a single family home.

-Councilman McGinn- I wasn't sure.

- Ilya - Ilya Kharkover--While we've been renovating they gave us a preoccupancy agreement. We were suppose to close on September 1st but with the paperwork it got pushed back a week. We were eager to get in so they agreed to rent it to us early so we could start the

construction. So since September 5th we've been in there sleeping on air mattress living everyday there going home once a week to see my baby. Then I'm back at it. We work from there the first thing we set up was WIFI we have laptops to work during the day. So we are very serious about making this a success. If this law passes the way it is currently written I don't see how we would have to abandon ship. We would have to sell and take a hit. You know because the bathroom and kitchen need renovating and we can't afford to do that this year. We are hoping if it is a success to keep improving the place. If we have to flip the home without the bathroom and kitchen renovations we are going to end up selling it for what we paid for it. So that's my two cents.

-Supervisor Cardone- Thank you very much, thanks for coming down.

- Dyer Halpern- That's my partner Ilya I'd like to piggyback on what he said. when we signed up with Lloyds of London it's actually called Proper in the United States. It's the company through Lloyds of London. They said were pretty hard on our insurance people we insure. We're actually partners rather than customers. I would like to suggest that this is a great opportunity for people like us that have an Airbnb and a partnership with the Town and we'd love nothing more than that. I'll give you an example. They make us send them photographs of our property to ensure we are doing what they want. When i said Ilya what are the things we have to do to ensure we abide by the law. We are minimizing risk by having the proper insurance they give us a list and you have to do this. They make us check windows after everybody stays to make sure they are closed. So to help with that we installed a ring security system so that we can monitor. we can monitor the windows, door, smoke detectors. We can monitor the water usage in our house to make sure we are not putting an excessive tax on water that the rest of the town uses. I would submit that at least three of us here are the type of people if you allow us to Airbnb we're good have houses in pristine condition always up to date. We are gonna bring in people that are going to spend money at your restaurants. I've spent so much money at the deli around the corner I'm a deli guy. He hates it hell' say we have cold cuts. I don't want cold cuts I want to go to the deli. I have spent hundreds of dollars there. We went to the Italian restaurant up the hill the other day we brought my parents. I have to admit they paid, but we spent three hundred dollars there with COVID it has devastated the restaurant industry. I know its not a great time to minimize what people spend. We would love to be in a situation to do an Airbnb. You ask how many days. An Airbnb is more valuable than a thirty day rental. it is hard to find a thirty day rental besides we would want the ability to use the property. I already want to next year buy the house next door and become a permanent resident., so if your worried about permanent residents. Your gonna bring people like Ilya who may say someday hey I just want to raise my kid up here. We are in love with this place. I want to buy the place next door. So we would probably go with a three day minimum. Give us a check list make us follow your rules. Make us make all the right decisions but allows us to be a partner with you guys. It will no doubt help the economy as well. It could definitely be a win win . It will definitely devastate us if you don't So thank you.

- Supervisor Cardone- Thank you.

-Councilman Scancarello thank you.

-Councilman McGinn thank you very much.

-Councilman Colon- If I may I think this is an issue that is not going away. We want to keep our people in the town as they retire and they are more dependent on a single income. This would help stabilize our population and keep people who want to stay in Monroe stay. We will talk about this sometime. I'm glad you came and enlightened us specially about the insurance, so it wouldn't be a big deal to check with them. You've given us some insights and I thank you for coming by.

-Councilman McGinn- Clearly you are the poster child for how it works, right but the problem is the flipside and the flipside is something that we have been dealing with. We are trying to figure out how to mitigate that and not hurt you folks. You have done the right thing. All those people Inaudible.

- Councilwoman Bingham- I think the important thing is your renting it out for a longer period of time like a week or long weekend. What we don't want is to see Monday, Tuesday, Wednesday there's another person. I don't live far from you off of School Rd. I know the area to walk and other people who live in the bungalows walk my neighborhood and I see them. It's nice to see people during the summer. I appreciate you looking out for the residents and looking for good clientele to come to your place. That is what we want to encourage. It's the one day two day and then there's another person.

-Councilman McGinn- yeah wild parties.

Councilwoman Bingham- Yeah a wild party.

-Ilya Kharkover- Inaudible

-Councilwoman Bingham- You have to step up to the mic otherwise we can't hear you.

- Ilya Kharkover- I was just saying the nature of the home doesn't appeal to one day renters, an apartment in the city or one close to an airport might have appeal to a one day renter. We're trying to appeal to somebody who wants to visit their kid at West Point wants to go to Sterling Forest or Harriman, LegoLand, Resorts World Casino. Our guidebook which I have been drafting is so through. We've looked at all the restaurants we give them exact mileage to go to these places. Our favorite pick for Italian were trying to make it that they don't only come for two or three days but a week and want to comeback next year. We are really trying to make it hospitable success. You know we both will use it regularly. I've never used an Airbnb for one day, but I'm sure people do. But it's usually for a vacation thing and I'll go aboard I'll usually take a week I'm not saying it's not possible but it's unlikely that it will be a one day rental. We want long rentals ourselves. I mean to Mr. McGinn's point earlier about bad apples but I think maybe there is a way to regulate that rather than completely excluding transient housing.

-Camille Tokerud- I just wanted to make sure I was clear Mary I did say during the epidemic I have been doing longer rentals lately and it has worked out really great. Hopeful one day this pandemic will pass. So this summer I was able to do two families who actually would like to buy it but I don't want to sell it. So I hope I don't but they both want to come back regularly. A lot of my renters want to come back every year. I have people that live on my street that rent

from me for when their family visits. It's a lot of repeat renters. I don't rent for one or two days but I rent for the weekend. I just wanted to make sure that was clear. So a long weekend seasonally a lot of people from the city come but I don't have people on Monday or Thursday when they check out. Especially with COVID I made sure I put gaps there so it's done . It's certainly not back to back. My kids is actually at home working now due to COVID at the house so they don't even want me to rent it all the time. We want it for us and my friends so it's a balancing act but it's not all the time.

- Dyer Halpern- On other thing we have cameras on all sides of the house facing outwards not inwards. We make sure our people that rent know that so if there are parties it would be caught on camera. Proper Insurance has a noise monitor which we would have no problem installing that so if it reaches a certain pitch we would be alerted right away and we would deal with the problem. Plus we would get five percent off our insurance. We would be happy to do that. Just some ideas.

-Supervisor Cardone- Thank you.

-Councilman Colon- Thank you.

-Supervisor Cardone- Thanks all for coming tonight.

Action (Resolution): 4.4 Possible Motion to Keep Open the Continuation of the Public Hearing for Proposed Local No. 3, Amendment to Chapter 57 of the Town Code to Regulate Rental Properties and Transient Housing

2020-#395

BE IT RESOLVED that the Town Board of the Town of Monroe approves to keep open the Continuation of the Public Hearing for Proposed Local No. 3, Amendment to Chapter 57 of the Town Code to Regulate Rental Properties and Transient Housing to October 5, 2020 at 7:00 PM or soon thereafter.

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

Action (Resolution): 4.5 Motion to Open the Continuation of the Public Hearing for Proposed Local Law No. 4, to Amend Ch. 23 of the Town of Monroe Code for Building Construction Administration

2020-#396

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 Local Law No. 4, to Amend Ch. 23 of the Town of Monroe Code for Building Construction Administration.

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 Public Hearing for Proposed Local Law No. 4, to Amend Chapter 23 of the Town of Monroe Code for Building Construction Administration. To hear their comments, and Board Members responses, please go on-line to Board Docs Video Clip #4.5, 0:35:05.

Supervisor Cardone- We have before us Chapter 23 . Brian and I had some discussion over the last couple of days about it. A lot of this was changed by our Building inspector proposed changes. One of the major reasons i had brought this up is some of the inspections that need to be done on a more prevalent time frame or should I say more repetitively. I should say and I wanted it outlined in there is really where I'm coming from with this because it was stated that it could inaudible safety of our children precludes everything. That's why I think it is important that these are put in place so that they're not short coming's, when it comes to our children's schools. We had a situation where an exit doors were chained and locked and they were given a violation inaudible. and I don't think anyone here wants to see that happen again. I think it is important as a Town Board to review this and make the necessary changes so that the safety of everyone in the Town including the children and families inaudible. Anyone have anything else.

Councilwoman Bingham- My question is to the Building Inspector most of these changes precluded by the State Code or not.

Supervisor Cardone- Brian you want too.

Attorney Nugent - Yeah so we haven't had a chance to review that. It's not that these changes have been made by the Building Inspector you it's suggested changes to the Town Code Building Administration and Enforcement Officer. However today he sent us changes to the States code were not even sure how this will affect what is proposed here, so this may have to be revised. We have asked him to tell us what is changing on the State level that we may need to address here. So even though he has provided these it seems what with the State proposal we may have o work this at the Town level so they are designed to be consistent with the State Fire Code.

Councilwoman Bingham- We can always make ours more strict.

Attorney Nugent- We can always be more strict.

Councilwoman Bingham- Compared too, so if as Supervisor Cardone said if we wanted to have an inspection every year and the State wanted it every three years we would be entitled to change the code to every one year.

Attorney Nugent- You can always be stricter than the State Code you just can't be more laxed than the State Code.

No Public Comment

Action (Resolution): 4.6 Possible Motion to Keep Open the Public Hearing for Proposed Local Law No. 4 to Amend Ch. 23 for the Town of Monroe Code for Building Construction Administration

2020-#397

BE IT RESOLVED that the Town Board of the Town of Monroe approves keep open the Public Hearing for Proposed Local Law No. 4 to Amend Ch. 23 for the Town of Monroe Code for Building Construction Administration to October 5, 2020 at 7:00 PM or soon thereafter.

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

Action (Resolution), Discussion: 4.7 Motion to Open the Public Hearing for Proposed Local Law No. 5, Amendment to Chapter 33A of the Town Code

2020-#398

BE IT RESOLVED that the Town Board of the Town of Monroe approves to open the Public Hearing for Proposed Local Law No. 5, Amendment to Chapter 33A 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 Public Hearing for Proposed Local Law No. 5, Amendment to Chapter 33A of the Town Code. To hear their comments, and Board Members responses, please go on-line to Board Doc's Video Clip #4.7, 0:39:44.

Supervisor Cardone-I didn't expect anyone to speak tonight. I just handed out 33 A it really pertains to noise ordinance. Which is kind of relative to local law #3 in some respects. So what I'd like to do is everybody review it and if we can come up with some thoughts and bring them back next meeting. I've spoken with the Building Inspector and his thoughts are he presently has no jurisdiction to issue violations of fines for noise ordinance.

Councilman McGinn Alright inaudible.

Supervisor Cardone- And the State Police don't either that's where we need to go with this. Yeah

Attorney Nugent- Right now only thing you have is the individual filing a complaint with the Justice Court that's the only enforcement mechanism at all.

Inaudible

Councilwoman Bingham- That's fine.

No Public Comment

Action (Resolution): 4.8 Possible Motion to Keep Open the Public Hearing for Proposed Local Law No. 5 Amendment to Chapter 33A of the Town Code

2020-#399

BE IT RESOLVED that the Town Board of the Town of Monroe approves to keep open the Public Hearing for Proposed Local Law No. 5 Amendment to Chapter 33A of the Town Code to October 5 2020 at 7:00 PM or soon thereafter.

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: 4.9 Motion to Open the Continuation of the Public Hearing Regarding the Petition to Amend Zoning Ordinance Monroe Nininger LLC

2020-#400

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Public Hearing regarding the Petition to Amend Zoning Ordinance Monroe Nininger LLC.

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 spoke during Public Comment regarding the Public Hearing for the Petition to Amend Zoning Ordinance Monroe Nininger LLC. To hear their comments and Board Members responses please go on-line to Board Docs Video Clip #4.9 0:41:28.

Supervisor Cardone- Nothing new has transpired they are still before the Planning Board. We have not heard back from them regarding this so I'd like to make a motion to keep it open.

No Public Comment.

Action (Resolution) Information: 4.10 Motion to Keep Open the Continuation of the Public Hearing Regarding the Petition to Amend Zoning Ordinance Monroe Nininger LLC

2020-#401

BE IT RESOLVED that the Town Board of the Town of Monroe approves to keep open the Continuation of the Public Hearing Regarding the Petition to Amend Zoning Ordinance Monroe Nininger LLC to November 16 2020 at 7:00 PM or soon thereafter.

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-#402

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #20-22 General Fund containing Check #'s 26063-26129 totaling \$471518.19.

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-#403

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #20-12 Escrow containing Check #'s 1930-1931 totaling \$5894.96.

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

6. Budgetary Transfers

Action (Resolution) Discussion: 6.1 Dial-A-Bus and Highway Department

2020-#404

BE IT RESOLVED that the Town Board of the Town of Monroe approves the budgetary transfer from: A56630-4305 Bus Tire in the amount of \$1000.00 to: A5630 4223 IT Support in the amount of \$1000.00. This transfer to pay a bill of \$990.00 for an email issue.

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-#405

BE IT RESOLVED that the Town Board of the Town of Monroe approves the budgetary transfer from; DB 5110-4359 in the amount of \$490.00 to: DB5110-4353 in the amount of

\$490.00. This transfer is to eliminate account deficit in DB 5110-4353.

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

7. Acceptance of Minutes

Action (Resolution): 7.1 Acceptance of August 31 2020 Minutes

2020-#406

BE IT RESOLVED that the Town Board of the Town of Monroe approves the meeting minutes of August 31 2020.

Motion by Mary Bingham second by Sal Scancarello.

Final Resolution: Motion Carries

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

8. New Business

Action (Resolution) Discussion: 8.1 Rosemary Knapp Board of Assessment Review Reappointment

2020-#407

BE IT RESOLVED that the Town Board of the Town of Monroe approves the reappointment of Rosemary Knapp to the Board of Assessment Review for slot #2 a five year term to expire 9/1/2025.

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

Action (Resolution) Discussion: 8.2 Laura Fernandez Board of Assessment Review Reappointment

2020-#408

BE IT RESOLVED that the Town Board of the Town of Monroe approves the reappointment of Laura Fernandez to the Board of Assessment Review for slot #3 a five year term to expire on 9/1/2025.

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

Discussion: 8.3 Sisters of the Apostolate

To hear Michael Morgante William O'Connor and John O'Connor's discussion regarding Sisters of the Apostolate and Board Members responses please go on-line to Board Doc's Video Clip #8.3 0:48:12. Action (Resolution) Discussion: 8.4 Food Truck Friday's

To hear Councilman Scancarello regarding Food Truck Friday's please go on-line to Board Doc's Video Clip #8.4 1:48:02. **2020-#409**

BE IT RESOLVED that the Town Board of the Town of Monroe approves Food Truck Fridays beginning mid-September through the end of December 2020 from 11:00 am-3:00 pm (set up begins 9:30 & cleanup until 3:30 pm). Liability insurance is required by participating vendor naming the Town of Monroe as additional insured O.C. Department of Health permit is also required and food truck fee payable to the Town of Monroe \$45 or \$25 fee if a veteran owned food truck (proof of status is necessary). Paperwork will be submitted to and reviewed for completeness by Ann Marie Morris Department Head for Town Parks.

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

Action (Resolution) Discussion: 8.5 WD 12 Wellfield Improvements Bid Results and Recommendations

2020-#410

BE IT RESOLVED that the Town Board of the Town of Monroe approves to award the bid for the Water District 12 Wellfield Improvements project - Contract 1E-Electrical MHE Job No. 13-120.5 to Pantel Electric Inc. \$129000.00. The Board authorizes the Supervisor to sign the contract with Pantel Electric Inc. subject to the Town Attorney's approval.

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

2020-#411

BE IT RESOLVED that the Town Board of the Town of Monroe approves to award the bid for the Water District 12 Wellfield Improvements project - Contract 1G-General Construction MHE Job No. 13-120.5 to Jorrey Excavating Inc. \$770870.00. The Board authorizes the Supervisor to sign the contract with Jorrey Excavating Inc. subject to the Town Attorney's approval.

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

2020-#412

BE IT RESOLVED that the Town Board of the Town of Monroe approves to award the bid for the Water District 12 Wellfield Improvements project - Contract 1M-Mechanical MHE Job No. 13-120.5 to TM Brennan Service Inc. \$107000.00. The Board authorizes the Supervisor to sign the contract with TM Brennan Service Inc. subject to the Town Attorney's approval.

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: 8.6 Walton Terrace Special District

Supervisor Cardone stated that he has been working with the homeowners of Walton Terrace to form a special road improvement district. Discussion: 8.7 Signage Code Amendments

Supervisor Cardone mentioned he would like to discuss in the near future the possibility of a moratorium change to size of signage for a zoning change. To hear his discussion regarding Signage Code Amendments please go on-line to Board Doc's Video Clip #8.7 1:57:07. Action (Resolution) Discussion: 8.8 Proposed Local Law-Tax Cap Override

2020-#413

BE IT RESOLVED that the Town Board of the Town of Monroe approves to set a public hearing for proposed Local Law #6 A Local law authorizing a property Tax Levy in Excess of the Limit Established in General Municipal Law 3-C on October 5 2020 at Town Hall 1465 Orange Tpk Monroe at 7:00 PM or soon thereafter.

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: 8.9 Proposal for Air Monitor Testing: WD 12

2020-#414

BE IT RESOLVED that the Town Board of the Town of Monroe authorizes the Supervisor to sign the proposal subject to the Town Attorney's approval from Air Environmental Consulting LLC to provide a NY State certified Asbestos Project Monitor (APM) to oversee the asbestos remediation project as owner's third -party independent representative and to collect area

samples. estimated fee total \$620.00.

Motion by Mary Bingham second by Supervisor -Tony Cardone.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 8.10 Round Lake Annual Lake Management Contract Renewal

2020-#415

BE IT RESOLVED that the Town Board of the Town of Monroe authorizes the Supervisor to sign the proposal subject to the Town Attorney's with Solitude Lake Management service contract effective date 2/1/2021-3/31/2021 in the amount of \$23485.00.

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

Action (Resolution) Discussion: 8.11 Newcastle Communications Annual Support Renewal

2020-#416

BE IT RESOLVED that the Town Board of the Town of Monroe approves for the Supervisor subject to the Town Attorney's to sign the renewal agreement subject to the Town Attorney's approval with Newcastle Communications for phone services for the Town of Monroe from 12/14/2020 - 12/31/2021 in the amount of \$3333.44. Subject to the Town Attorney's approval.

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

Action (Resolution) Discussion Minutes: 8.12 Document Shredding Event

2020-#417

BE IT RESOLVED that the Town Board of the Town of Monroe approves to hold a document shredding event on October 31 2020 from 9:00 am - 12:00 pm at the Highway Garage 87 Mine Rd Monroe.

Motion by Mary Bingham second by Sal Scancarello.

Final Resolution: Motion Carries

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

9. Old Business

Action (Resolution) Information: 9.1 LOSAP

2020-#418

BE IT RESOLVED that the Town Board of the Town of Monroe approval to fund the LOSAP program for the months of October November December 2020 in the amount of \$1170.00.

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

Final Resolution: Motion Fails

Not Present at Vote: 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 spoke during Public Comment. To hear their comments and Town Board members responses go online to Board Doc's to Video Clip #10.2 2:07:03.

- Ronald Kossar

- Ward Brower 11. Continuation of New Business

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

Action (Resolution) Information: 12.1 Enter into Executive Session

2020-#419

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

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. Return to Regular Meeting

Action (Resolution) Information: 13.1 Return to Regular Meeting

2020-#420

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

14. Possible Motions From the Floor

Discussion Information: 14.1 Town Spending

Discussion Information: 14.2 2021 Budget Discussion

Action (Resolution): 14.3 Fee Schedule Correction

2020-#421

BE IT RESOLVED that the Town Board of the Town of Monroe approves to correct the fee schedule to include ZBA fees page which was left off when amended on August 31 2020.

Motion by Mary Bingham second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution): 14.4 Strike 8.1 Motion from the Record

2020-#422

BE IT RESOLVED that the Town Board of the Town of Monroe approves to strike motion under 8.1 from the minutes. Rosemary Knapp was reappointed in 2019 to slot#2 with a term expiration date of 9/30/2024.

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

Discussion Information: 14.5 RFP - Discussion Regarding Solid Waste Management Shared Services Study

To hear Town Clerk Mary Ellen Beams and Board Members discussion regarding RFP for Solid Waste Management Shared Services Study please go on-line to Board Doc's Video Clip #14.5 2:30:14. 15. Adjournment

Action (Resolution): 15.1 Adjournment of Meeting

2020-#423

BE IT RESOLVED that the Town Board of the Town of Monroe adjourns the meeting of September 21 2020.

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

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