

MONROE TOWN BOARD MEETING MINUTES

— 10/18/2021

MONROE TOWN BOARD MEETING AGENDA (Monday, October 18, 2021)

Generated by Valerie Bitzer

Members present

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

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 October 18, 2021

2021-#408

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of October 18, 2021 at 7:06 PM.

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

Final Resolution: Motion Carries

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

3. Community Announcements

Discussion: 3.2 Food Truck Festival Recap

To hear Supervisor Cardone, and Councilman Scancarello regarding Food Truck Festival Recap, please go on-line to Board Doc's Video Clip #3.2, 0:2:30.

Presentations: 3.3 Stephen Dunn, Monroe Police Department

****HELD OVER UNTIL NOVEMBER 3, 2021**

To hear Supervisor Cardone regarding Stephen Dunn, Monroe Police Department, please go on-line to Board Doc's Video Clip #3.3, 0:5:04.

Presentations: 3.4 John Battaglia, Monroe Joint Parks & Recreation Commission

To hear Supervisor Cardone, and Board Members regarding John Battaglia, Monroe Joint Parks & Recreation Commission, please go on-line to Board Doc's Video Clip #3.4, 0:5:15.

4. Public Hearing

Action (Resolution): 4.1 Motion to Open the Continuation of the Public Hearing regarding Proposed Amendments to LOCAL LAW D-V1 AMENDING CHAPTER 57 (ZONING) TO AMEND THE SPECIAL PERMIT REQUIREMENTS APPLICABLE TO HOTELS (210825)

2021-#409

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Continuation of the Public Hearing regarding Proposed Amendments to LOCAL LAW D-V1 AMENDING CHAPTER 57 (ZONING) TO AMEND THE SPECIAL PERMIT REQUIREMENTS APPLICABLE TO HOTELS (210825).

Motion by Sal Scancarello, second by Mike McGinn.

Final Resolution: Motion Carries

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

The following signed up to speak during Public Comment for the Continuation of the Public Hearing regarding Proposed Amendments to LOCAL LAW D-V1 AMENDING CHAPTER 57 (ZONING) TO AMEND THE SPECIAL PERMIT REQUIREMENTS APPLICABLE TO HOTELS (210825). To hear their comments, and Board Members responses, please go on-line to Board Docs Video Clip #4.1, 0:13:41.

- Julia Kole

- Town Clerk Valerie Bitzer No one has signed up for Public Comment.

- Supervisor Cardone: No one?

- Julia Kole: (Inaudible).

- Supervisor Cardone: Well, yeah just, just come up, and.

- Councilman McGinn: So, so I'll give you, I'll give it to you in a nutshell.

- Julia Kole: Yeah.

- Councilman McGinn: Basically, we looked at, there's obviously a very large interest in hotels in the area because of.

- Julia Kole: (Inaudible).

- Councilman McGinn: Area attractions. Legoland.

- Julia Kole: Right. Legoland.

- Councilman McGinn: Primarily, you know, the Commons, and, and there, there's definitely a lack of occupancy, hotel occupancy options for people.

- Julia Kole: Right.

- Councilman McGinn: So, when we looked at what the national brands looked for in, in a hotel, basically, it was a three-or four-story structure, with 80 plus rooms, on roughly two to three acres. Our, our current Zoning to, to build that model, that seems to be the, the, the common model for most of these national chains.

- Julia Kole: Right.

- Councilman McGinn: Would require 10 plus acres to, to build that same hotel, which of course we, you know, within our, you know LI, and HI Zones, we don't have too much of that, or very little of that actually.
- Julia Kole: Right.
- Councilman McGinn: So, in keeping with what is the standard right now, we looked at it, and it was also an issue with height requirement 40 feet as opposed to 40 which is the current, as opposed to going to 50, which you need 12 feet per floor if you're going to put in HVAC, and all the other support systems. So, anyway that's what's, that's what the impetus is for doing this, and.
- Julia Kole: (Inaudible).
- Councilman McGinn: That's why we started this process.
- Julia Kole: So, you're gonna make the.
- Supervisor Cardone: For, for the record, please just state your name.
- Julia Kole: I'm sorry. Julia Kole, Arrow Park.
- Councilman Colon: Is the mic on?
- Julia Kole: I think so. It sounds like it.
- Councilman McGinn: Yeah, yeah.
- Councilman Colon: No, you gotta speak into the mic.
- Julia Kole: Sorry, I wasn't speaking into the mic. So, you're talking about making the, the acreage for a hotel smaller? No, larger.
- Councilman McGinn: (Inaudible), smaller.
- Councilman Colon: Smaller.
- Councilman McGinn: Within certain Zoning within, within the LI, and the HI Zoning Districts which are primarily our N, NGB which are primarily our business strips.
- Julia Kole: Okay.
- Councilman McGinn: If you wanna call it that. Yeah.
- Julia Kole: All right. So, instead of tiny anchors you're going to go down to what the standard (inaudible).
- Councilman McGinn: Right, just to kinda comply, to, A – attract, and B – for, for, for some of these chains to have the ability to, to, to build a hotel. For us, it's a great (inaudible). It's.
- Julia Kole: Makes money.
- Councilman McGinn: Pretty low-maintenance.
- Julia Kole: Yeah.
- Councilman McGinn: And it's, it's you know something.
- Julia Kole: (Inaudible).
- Councilman McGinn: Anything that we can do to lower that, the taxpayers, the, the homeowners, that's, that's always good so.
- Julia Kole: Okay. All right. Great. Thanks.
- Councilman McGinn: You're welcome.
- Julia Kole: Alright. Thank you.

- Councilman Scancarello: Thank you.
- Supervisor Cardone: Thank you.
- Councilman McGinn: Yeah, we just started the process so, it's gonna be, it's gonna take some time to, you know, finally adopt it. There'll be tons of Public Hearings, and, and lots of opportunity for members of the community to express their, you know, wishes and concerns, or support. So.
- Supervisor Cardone: Anybody else have anything to say? No. Okay.

Action (Resolution): 4.2 Possible Motion to Keep Open the Continuation of the Public Hearing Regarding Proposed Amendments to LOCAL LAW D-V1 AMENDING CHAPTER 57 (ZONING) TO AMEND THE SPECIAL PERMIT REQUIREMENTS APPLICABLE TO HOTELS (210825)

2021-#410

BE IT RESOLVED that the Town Board of the Town of Monroe Motion to Keep Open the Continuation of the Public Hearing Regarding Proposed Amendments to LOCAL LAW D-V1 AMENDING CHAPTER 57 (ZONING) TO AMEND THE SPECIAL PERMIT REQUIREMENTS APPLICABLE TO HOTELS (210825) until November 3, 2021 at 7:00 PM or soon there-after.

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

Final Resolution: Motion Carries

Aye: Supervisor -Tony Cardone, Councilperson - 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 A-V1, Amendment to Chapter 57 of the Town Code to Regulate Rental Properties and Transient Housing

2021-#411

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 A-V1, 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, Councilperson - Rick Colon, Mike McGinn, Mary Bingham, Sal Scancarello

The following signed up to speak during Public Comment regarding the Continuation of the Public Hearing for Proposed Local Law A-V1, Amendment to Chapter 57 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, 0:17:52.

- Dyer Halpern

- Supervisor Cardone: Anybody sign up to speak?

- Town Clerk Valerie Bitzer: No Public Comment.

- Supervisor Cardone: No. Councilman Colon, McGinn? Did you, you wanna, give an update?

- Councilman McGinn: Yeah, I mean right, right now we're still just waiting on the County to do their GML review, and once we get that back from them, I think we're probably at the 30-day mark, but, but maybe we'll have Max reach out to the County, our Planner, Max Stock just to kinda see where we are with that and.

- Supervisor Cardone: We'll have those two items that we were looking to modify?

Councilman McGinn: Yes, the one was the owner occupancy in the. Yeah, that was one, and then the other was, what was the other? Was it the walkway, or?

- Supervisor Cardone: I think it was the walkway.

- Councilman McGinn: Yeah, that Mary.

- Supervisor Cardone: Right.

- Councilwoman Bingham: Right.

- Councilman McGinn: So, yeah. Those would have to be incorporated into, that would have to be incorporated into it, before we passed it. And again, once it is, there'll be a five to six-month grace period for people to come into compliance, and do what they need to do. You know, register, to you know, before the law kicks in. So. We're not looking to play gotcha, or make it difficult for people so.

- Supervisor Cardone: Else wanna speak?

- (Inaudible)

- Dyer Halpern: Hey everyone. Good to see you.

- Supervisor Cardone: You.

- Dyer Halpern: Followed this along. Obviously, the only thing you mentioned was the Owner Occupancy. You may have discussed it last time, but what, what provision was that.

- Councilman McGinn: So, basically, we had an, and I'm not sure if you were here or not, but, at a, at one of the previous Public Meetings, Hearings, a gentleman came up that has a, has a residence that he rents as an AIRB&B. And he is on 15 acres or 10 acres. He's on a pretty sizable piece of land. And I think he's got like a five-bedroom house. And what he was looking for, was a greater.

- Councilman Colon: Occupancy.

- Councilman McGinn: A greater occupancy instead of the two, two.

- (Inaudible)

- Councilman McGinn: Persons per bedroom.

- Supervisor Cardone: Yeah.

- Councilman McGinn: That was.

- Supervisor Cardone: (Inaudible).
- Councilman McGinn: Proposed in the Law. What's that?
- Supervisor Cardone: The two person per bedroom.
- Supervisor Cardone: Right. Plus, two.
- Councilman McGinn: So, so yeah, so then we are looking to, to look, and, and then the kinda thing that's a little different with him is, that he lives on the premise. So, he's got a cottage or whatever. So, when he rents it out, he's there. And to us, that kind of would make us think that maybe that would be something that would allow for a greater occupancy above. So, that's, that's just something we we're looking to revise, and the other, and also the, the, Tony, what's the, the, the woman from Osseo Park? She has like a bunk house.
- Supervisor Cardone: Camille.
- Dyer Halpern: Yeah. Yeah.
- (Inaudible)
- Councilman Colon: Right. Right.
- Councilwoman Bingham: Camille.
- Councilman McGinn: Camille. Yeah, she has a bunk house, and we're just kind of trying to figure that into it. Because obviously, all right you come up there. You got four kids. You throw them into the bunk beds. We, something that would kind of take that into account.
- Dyer Halpern: That'd be awesome.
- (Inaudible).
- Councilman McGinn: Yeah, just you know.
- Dyer Halpern: (Inaudible) for the kids.
- Councilman McGinn: Yeah.
- Councilman Colon: Trying to work with the people to make things a little easier that's all.
- Dyer Halpern: (Inaudible) fantastic. Yeah.
- Councilman McGinn: That's, those are the two provisions that we just have to tighten up, and then have the Local Law itself kinda cleaned up so that it's, you know, good to go.
- Supervisor Cardone: There's, there's six sides to everything.
- (Laughter).
- Dyer Halpern: If occupied, eight sides to everything.
- Supervisor Cardone: Yeah. In, including your vest.
- (Laughter).
- Councilman McGinn: Wow!
- Dyer Halpern: You're on fire lately.
- (Laughter).
- Councilman Colon: Don't get him started now.
- Dyer Halpern: I want you to know, I, I shot 20 over power today with this vest.
- Supervisor Cardone: Well, there ya go.
- (Laughter)
- Councilman McGinn: Take it out, and burn it.

- (Laughter)
- Dyer Halpern: We only played nine holes though. (Inaudible).
- Supervisor Cardone: (Inaudible). Where did you golf?
- Dyer Halpern: Today?
- Supervisor Cardone: Yeah.
- Dyer Halpern: (Inaudible), but we played right here at Tequila's, at the Orange County.
- Supervisor Cardone: Oh.
- Dyer Halpern: Country Club.
- Supervisor Cardone: Yeah.
- Councilman McGinn: Monroe Country Club.
- Councilman Colon: Monroe.
- Dyer Halpern: A month ago. He won by a stroke.
- Supervisor Cardone: (Inaudible).
- Dyer Halpern: Ya know.
- Supervisor Cardone: There we go.
- Dyer Halpern: Yeah. Alright, thank you all.
- Supervisor Cardone: Alright. Thanks a lot Dyer.
- Councilman McGinn: Thank you very much.
- Dyer Halpern: Have a great night.
- Councilman McGinn: Be patient. We're, we're getting there.
- Dyer Halpern: Yeah.
- Councilman McGinn: Yeah.
- Supervisor Cardone: Okay.
- Councilman Colon: Tortoise steps.

Action (Resolution): 4.4 Possible Motion to Keep Open the Continuation of the Public Hearing for Proposed Local A-V1, Amendment to Chapter 57 of the Town Code to Regulate Rental Properties and Transient Housing

2021-#412

BE IT RESOLVED that the Town Board of the Town of Monroe Motion to Keep Open the Continuation of the Public Hearing for Proposed Local Law A-V1, Amendment to Chapter 57 of the Town Code to Regulate Rental Properties and Transient Housing until November 3, 2021 at 7:00 PM or soon there-after.

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

Final Resolution: Motion Carries

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

Action (Resolution), Discussion: 4.5 Motion to Open the Continuation of the Public Hearing for Proposed Arrow Park Water District

2021-#413

BE IT RESOLVED that the Town Board of the Town of Monroe Motion to Open the Public Hearing for Proposed Arrow Park Water District.

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

Final Resolution: Motion Carries

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

The following signed up to speak during Public Comment regarding the Continuation of the Public Hearing for Proposed Arrow Park Water District. To hear their comments, and Board Members responses, please go on-line to Board Docs Video Clip #4.5, 0:23:53.

- Nadia Perry
- Julia Kole

- Supervisor Cardone: Anybody sign up to speak?
- Town Clerk Valerie Bitzer: Nadia Perry and Julia Kole.
- Supervisor Cardone: If you want to come up at the same time that's fine.
- (Inaudible).
- Supervisor Cardone: Just state, if you could both state your names.
- Councilman Colon: (Inaudible) directly into the mic.
- Julia Kole: Julia Kole.
- Nadia Perry: And I'm Nadia Perry.
- Supervisor Cardone: Okay. Bye guys. Thank you.
- Sal Scancarello: Good night, guys.
- Nadia Perry: Okay. So, we, we're here, and we hope that you will, you know, move forward with, with, the Water District, and we look forward to working with you to make it happen.
- Supervisor Cardone: Mary, do you have, I have a little update, but I don't know, did you have anything there.
- Councilwoman Bingham: No. I don't have anything.
- Supervisor Cardone: Okay. So, so right now, we're kinda at a, a standstill, and I'll explain why. So, the, the yearly cost for each resident if we went with a 30-year bond at approximately four percent interest, would be somewhere in the neighborhood of \$3,900. That's without getting a Grant.
- Julia Kole: Right.

Supervisor Cardone: If we ended up getting a WIIA Grant which would be up to sixty percent of the cost.

- Julia Kole: Mmm, hmm.

- Supervisor Cardone: That would lower it to about fifteen to sixteen hundred dollars.

- Julia Kole: Mmm, hmm.

- Supervisor Cardone: Per year for each resident.

- Julia Kole: Yes.

- Supervisor Cardone: There. Right now, the, the actual estimate was two million six hundred and sixty-one thousand dollars to refurbish the system. The hesitation that I have in moving this forward right now, and I spoke to Counsel today on it, is if we go forward, and I want to talk to our Bond Counsel first. If we go forward with this.

- Julia Kole: Mmm, hmm.

- Supervisor Cardone: And pass a Resolution for that amount.

- Julia Kole: Ah, ha.

- Supervisor Cardone: And then it goes over the amount.

- Julia Kole: Right.

- Supervisor Cardone: It creates issues for us going forward. We'd have to come back, and pass another Resolution.

- Julia Kole: Ah, ha.

- Supervisor Cardone: I believe, wait another time period as well.

- Counsel Nugent: They'd have to go through the Bond process again.

- (Inaudible).

- Supervisor Cardone: So, so, I have, I've reached out to Shawn Arnott, and he's going to double check the numbers on it. Because obviously, with COVID, and the fact that you're waiting for supplies.

- Julia Kole: Mmm, hmm. Mmm, hmm.

- Supervisor Cardone: Equipment. Products. There's, there's pot, there's a possibility it's gonna be an adjustment on it. Now, we can actually, if I'm, correct me if I'm wrong Counsel. We can actually pass a Resolution on the Bond that is four million dollars. That doesn't mean we have to borrow four million dollars.

- Julia Kole: Right.

- Supervisor Cardone: We can borrow up to four million dollars.

- Counsel Nugent: That's correct. You would state the maximum amount that would need to be borrowed, but you can always borrow less than that.

- Supervisor Cardone: So, so, I want to talk to our Bond Counsel. I, I was not able to get a hold of them today. I just, I never called them today. I just couldn't, couldn't get out of what, what was goin on.

- Julia Kole: Okay.

- Supervisor Cardone: But I'll reach out to them this week, and, and we'll see where we stand with that.

- Julia Kole: Okay.
- Councilwoman Bingham: Supervisor Cardone, I have one comment. When I had spoken to Shawn, it wasn't per resident. It was per Tax Lot. So, maybe we could clarify that as well.
- Supervisor Cardone: Yes.
- Julia Kole: (Inaudible).
- Nadia Perry: (Inaudible).
- Councilwoman Bingham: Because, some people have a house on two lots.
- Supervisor Cardone: Poor, poor terminology on my part. Yes, per Tax Lot. Anything else? Any other questions?
- Julia Kole: (Inaudible) so, when do you think you will actually be making a vote, or are we just going to continue this again or?
- Supervisor Cardone: Yeah. We're continuing this until No, November 3rd.
- Julia Kole: Okay.
- Supervisor Cardone: And I'll hopefully have some answers there of the best approach.
- Julia Kole: Okay.
- Nadia Perry: I mean obviously we have concerns about that as well given the COVID, and what we're hearing about all the costs. (Inaudible).
- Supervisor Cardone: Yeah. So, so, so, what'll happen, we'll pass the Bond Resolution. We'll then give you those numbers based on what we feel the cost of the project is.
- Julia Kole: Ah, ha.
- Supervisor Cardone: Might not necessarily be the top you know.
- Julia Kole: Right.
- Supervisor Cardone: Amount that we passed the Resolution for. And then we would close, we'd close the Public Hearing. Send letters out to the residents. Make sure everybody's, and Lot Owners.
- (Sneeze)
- Councilman McGinn: Bless you.
- Councilman Colon: Bless you.
- Supervisor Cardone: Bless you.
- (Bless you).
- Supervisor Cardone: Make sure everybody's on, on board with it. And then move forward with the process.
- Nadia Perry: So, in other words that, that's what happened now. You would have to get the Bond. We pass the Resolution for some number. You send a letter to the residents to say.
- Julia Kole: (Inaudible).
- Supervisor Cardone: As long as, as long as the majority of the residents are in favor of this. Yeah. Absolutely. Yeah.
- (Inaudible).
- Supervisor Cardone: Because it's really them that are footing the bill for everything.
- (Inaudible).

- Supervisor Cardone: So, I don't want to make a decision on somebody footing that amount of money. I don't think this Board does either.
- (Inaudible).
- Supervisor Cardone: And.
- (Inaudible).
- Supervisor Cardone: Yeah,
- Nadia Perry: I know.
- Supervisor Cardone: Yeah.
- Nadia Perry: it is a lot of money. Yeah.
- Supervisor Cardone: So.
- Nadia Perry: Alright. Well.
- Counsel Nugent: Yeah, and there's, just so you know, the, the process is after the Public Hearing, there's something called an Order that has to be drafted, and that Order needs to have correct numbers in it in terms of the maximum expense. The big number that you just talked about. 2.6 million.
- Julia Kole: Ah, ha.
- Counsel Nugent: If that's the number, and then the cost per lot, you know, number. That has to be in that Order, and it needs to be accurate.
- Nadia Perry: Ah, Okay. Okay.
- Counsel Nugent: When we approve it.
- Julia Kole: Okay.
- Nadia Perry: Okay.
- (Inaudible).
- Supervisor Cardone: Alright?
- Julia Kole: Alright. Thank you so much.
- Nadia Perry: Thanks. (Inaudible).
- Supervisor Cardone: Thank you.
- Councilman Scancarello: Thank you ladies.
- Supervisor Cardone: Thanks for being here.
- Councilman McGinn: Thank you. Have a good evening.
- (Inaudible)
- Supervisor Cardone: Yes.
- Julia Kole: (Inaudible).
- Supervisor Cardone: Yeah. Yeah, ya do.
- Councilwoman Bingham: Any Town. Anybody.
- Supervisor Cardone: Yep.
- (Inaudible).
- Supervisor Cardone: But we don't want to talk about that tonight. That's.
- (Inaudible).
- Supervisor Cardone: Yeah. That's okay.

- (Laughter).
- Supervisor Cardone: That's okay.
- (Laughter).
- Councilman McGinn: Yeah.
- (Laughter)
- Nadia Perry: I'll make sure (inaudible).
- (Laughter)
- Councilman McGinn: Vote early, and vote often. No, I'm just kidding.
- (Laughter)
- Supervisor: Thank you.
- Councilman McGinn: I'm not up for Election so I can say those things. Yeah.
- (Inaudible)
- Supervisor Cardone: Thank you very much though.
- (Inaudible).
- Supervisor Cardone: Alright.
- (Inaudible).
- Councilman Scancarello: The right side of the Board here is on.
- Councilman McGinn: Yeah. Yeah.
- Councilman Scancarello: Cruise Control here.
- Councilman McGinn: Yeah.

Action (Resolution): 4.6 Possible Motion to Keep Open the Continuation of the Public Hearing for Proposed Arrow Park Water District

2021-#414

BE IT RESOLVED that the Town Board of the Town of Monroe Motion to Keep Open the Continuation of the Public Hearing for Proposed Arrow Park Water District until November 3, 2021 at 7:00 PM or soon there-after.

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

Final Resolution: Motion Carries

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

Action (Resolution): 4.7 Motion to Open the Continuation of the Public Hearing Regarding Proposed Amendments to A LOCAL LAW E-V1 AMENDING CHAPTER 57 (ZONING) TO ESTABLISH A TWO-FAMILY DWELLING OVERLAY FOR THE AREA OF THE TOWN OF MONROE NORTH OF ROUTE 17 (210812)

2021-#415

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

Continuation of the Public Hearing Regarding Proposed Amendments to A LOCAL LAW E-V1 AMENDING CHAPTER 57 (ZONING) TO ESTABLISH A TWO-FAMILY DWELLING OVERLAY FOR THE AREA OF THE TOWN OF MONROE NORTH OF ROUTE 17 (210812).

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

Final Resolution: Motion Carries

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

The following signed up to speak during Public Comment for the Continuation of the Public Hearing Regarding Proposed Amendments to A LOCAL LAW E-V1 AMENDING CHAPTER 57 (ZONING) TO ESTABLISH A TWO-FAMILY DWELLING OVERLAY FOR THE AREA OF THE TOWN OF MONROE NORTH OF ROUTE 17 (210812). To hear their comments, and Town Board responses, please go on-line to Board Docs Video Clip #4.7, 0:29:22.

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

- Supervisor Cardone: Anybody sign up?
- Councilman McGinn: Sorry.
- Town Clerk Valerie Bitzer: No Public Comment.
- Supervisor Cardone: No. There's no, there's no update either.
- Councilman McGinn: Yeah, I mean basically, we're basically, we're just waiting to, for the, the Planner to provide some information based on some of the statements that people made during the Public Hearing about what properties, what properties would qualify, and what properties wouldn't. So, hopefully by the next meeting we'll have a better handle on that. So, we'll take it from there.
- (Inaudible)
- Councilwoman Bingham: I believe he's drawing up a map, possibly with more detail.(Inaudible).
- Councilman McGinn: Well, yeah. I mean he had the map, and it was, I thought it was pretty detailed.
- (Laughter).
- Councilman McGinn: Some people in the audience apparently did not. But, but he's gonna do an analysis because some people were saying that, oh like 95 of the lots wouldn't apply, and I know that that's probably not the case and so did he. But we're, we'll, we'll have a little more clarity at the next meeting.
- Councilman Colon: Also have to talk about the lot size because the septic's, and how it's improved different things.
- Councilman McGinn: Well yeah.
- Councilman Colon: I gotta talk to Max about that anyway. Ask him some questions.
- Councilman McGinn: Yeah. I mean listen, obviously it all depends on, you know, if you're, if

the lot, if the lot size obviously isn't large enough that's one thing but also there's got, you know the Engineer has to approve it.

- Councilman Colon: Right.

- Councilman McGinn: In other words, you know you've gotta be able to put a viable.

- Councilman Colon: A viable system in. (Inaudible).

- Councilman McGinn: If you can't then, you know.

- Councilman Colon: That's not our fault. (Inaudible).

- Councilman McGinn: You know what I mean? You know, we didn't, you know, we didn't put the rocks there, you know five thousand years ago you know. So.

- Councilman Colon: (Inaudible).

- Supervisor Cardone: All right.

Action (Resolution): 4.8 Possible Motion to Keep Open the Continuation of the Public Hearing Regarding Proposed Amendments to A LOCAL LAW E-V1 AMENDING CHAPTER 57 (ZONING) TO ESTABLISH A TWO-FAMILY DWELLING OVERLAY FOR THE AREA OF THE TOWN OF MONROE NORTH OF ROUTE 17 (210812)

2021-#416

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Keep Open the Continuation of the Public Hearing Regarding Proposed Amendments to A LOCAL LAW E-V1 AMENDING CHAPTER 57 (ZONING) TO ESTABLISH A TWO-FAMILY DWELLING OVERLAY FOR THE AREA OF THE TOWN OF MONROE NORTH OF ROUTE 17 (210812) until November 15, 2021 at 7:00 PM or soon there-after.

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

Final Resolution: Motion Carries

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

Action (Resolution): 4.9 Motion to Open the Continuation of the Public Hearing Regarding Proposed Local Law F-V1 Opting Out of Allowing Retail Cannabis Dispensaries and/or On-site Cannabis Consumption Establishments Within the Town of Monroe

2021-#417

BE IT RESOLVED, that the Town Board of the Town of Monroe Made a Motion to Open the Continuation of the Public Hearing Regarding Proposed Local Law F-V1 Opting Out of Allowing Retail Cannabis Dispensaries and/or On-site Cannabis Consumption Establishments Within the Town of Monroe.

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

Final Resolution: Motion Carries

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

The following signed up to speak during Public Comment for the Continuation of the Public Hearing Regarding Proposed Local Law F-V1 Opting Out of Allowing Retail Cannabis Dispensaries and/or On-site Cannabis Consumption Establishments Within the Town of Monroe. To hear their comments, and Board Members responses, please go on-line to Board Docs Video Clip #4.9, 0:32:08.

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

- Supervisor Cardone: Okay.
- Town Clerk Valerie Bitzer: No Public Comment.
- Supervisor Cardone: No Public Comment. Anybody have anything to add?
- Councilman Colon: As far as I know the State really doesn't have any true guidelines yet. They've approved legalization but there's no real guidelines yet for even us to even opt in or out of. I don't see anything. Do you?
- Supervisor Cardone: No but.
- Councilman Colon: I mean there's nothing here.
- Supervisor Cardone: (Inaudible). There's nothing there you can opt out and wait.
- Councilman Colon: Right.
- Supervisor Cardone: (Inaudible).
- Councilman Colon: That's what I'm sayin. But I mean it's I mean just to opt in blindly without having.
- Supervisor Cardone: No.
- Councilman Colon: Something in front of you doesn't.
- Supervisor Cardone: Yeah it's it's.
- Councilman Colon: Make much sense.
- Supervisor Cardone: A little ridiculous. I agree with you.
- Councilman Colon: So.
- Supervisor Cardone: Yeah. All right. Anybody else?

Action (Resolution): 4.10 Motion to Close the Continuation of the Public Hearing Regarding Proposed Local Law F-V1 Opting Out of Allowing Retail Cannabis Dispensaries and/or On-Site Cannabis Consumption Establishments Within the Town of Monroe

2021-#418

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Close the Continuation of the Public Hearing Regarding Proposed Local Law F-V1 Opting Out of Allowing Retail Cannabis Dispensaries and/or On-Site Cannabis Consumption Establishments Within the Town of Monroe.

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution): 4.11 Adoption of Local Law F-V1 (Local Law No. 4/2021) Opting Out of Allowing Retail Cannabis Dispensaries and/or On-Site Cannabis Consumption Establishments Within the Town of Monroe

2021-#419

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to OPT OUT OF ALLOWING RETAIL CANNABIS DISPENSARIES AND/OR ON-SITE CANNABIS CONSUMPTION ESTABLISHMENTS WITHIN THE TOWN OF MONROE and are adopting a Local Law to do that.

The following Resolution was duly offered by Supervisor Cardone and seconded to wit by Councilman Scancarello:

RESOLUTION ADOPTING LOCAL LAW NO. 4 OF 2021
A LOCAL LAW OPTING OUT OF ALLOWING RETAIL CANNABIS DISPENSARIES AND/OR ON-SITE CANNABIS CONSUMPTION ESTABLISHMENTS WITHIN THE TOWN OF MONROE

WHEREAS within the Town of Monroe New York ("Town") there is a need to protect the public health and safety from time to time with regard to the enactment of Local Laws pursuant to the powers of the municipality under the Municipal Home Rule Law and

WHEREAS certain events have brought to the attention of the Town Board the need to further protect public health safety and welfare with regard to the enactment of a Local Law pursuant to the aforementioned statutory powers; and

WHEREAS a public hearing was held on October 4 2021 where all interested persons were allowed to be heard; and

WHEREAS such public hearing was continued to October 18 2021 where all interested persons were allowed to be heard and the public hearing was closed; and

WHEREAS the Town Board after due deliberation finds it in the best interest of the Town to adopt said Local Law.

NOW THEREFORE BE IT RESOLVED that the adoption of the introductory Local Law entitled "A LOCAL LAW OPTING OUT OF ALLOWING RETAIL CANNABIS DISPENSARIES AND/OR ON-SITE CANNABIS CONSUMPTION ESTABLISHMENTS WITHIN THE TOWN

OF MONROE” is a Type II and is determined not to have a significant effect on the environment.

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

Section 2. That the introductory Local Law entitled “A LOCAL LAW OPTING OUT OF ALLOWING RETAIL CANNABIS DISPENSARIES AND/OR ON-SITE CANNABIS CONSUMPTION ESTABLISHMENTS WITHIN THE TOWN OF MONROE” be and hereby is adopted as Local Law No. 4 of 2021 of the Town of Monroe on October 18 2021.

Section 3. The Town Board hereby directs the Town Clerk to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Monroe and to give due notice of the adoption of said Local Law to the Secretary of State of New York and to take all steps to process and file said Local Law amendment with the State of New York.

Section 4. This Resolution shall be effective immediately.

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

Yea Nay Abstain Absent

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

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

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

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

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

The Resolution was thereupon duly adopted.

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 4.12 Set Public Hearing Tax Cap Override Local Law G-V1

2021-#420

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Set the Public Hearing Tax Cap Override Local Law G-V1 for November 3 2021 at 7:00 PM or soon there-after.

Motion by Supervisor -Tony Cardone second by Mike McGinn.

Final Resolution: Motion Carries

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

Action (Resolution): 4.13 Adoption of Resolution Authorizing the Property Tax Levy in Excess of the Limit Established in General Municipal Law 3-C

2021-#421

BE IT RESOLVED that the Town Board of the Town of Monroe Made the following Resolution by Supervisor Cardone and seconded to wit by Councilwoman Bingham:

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF MONROE
SETTING A PUBLIC HEARING FOR THE ADOPTION OF A LOCAL LAW
AUTHORIZING A PROPERTY TAX LEVY IN EXCESS OF THE LIMIT ESTABLISHED IN
GENERAL MUNICIPAL LAW § 3-C

WHEREAS the Town Board of Monroe ("Town Board") hereby desires to set a Public Hearing for the adoption of a local law authorizing a property tax levy in excess of the limit established in general municipal law § 3-c; and

WHEREAS the Town Board desires to solicit public comment prior to the adoption of a local law that would provide for a tax cap levy.

NOW THEREFORE BE IT RESOLVED by the Town Board of the Town of Monroe as follows:

Section 1. All "WHEREAS" paragraphs are incorporated herein by reference.

Section 2. The Town Clerk is hereby directed to publish a Notice of Public Hearing for the proposed adoption of a Local Law authorizing a property tax levy in excess of the limit

established in general municipal law § 3-c. The Town Clerk is authorized to publish notification for the Public Hearing to be held on November 3 2021 at 7:00 p.m. and the Town Clerk is directed to proceed with all appropriate notifications and required publications of the Notice of Public Hearing and proposed Local Law as required by law and as recommended by Special Counsel for the Town.

Section 3. This Resolution shall be effective immediately.

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

Yea Nay Abstain Absent

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

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

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

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

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

The Resolution was thereupon duly adopted.

Motion by Supervisor -Tony Cardone second by Mary Bingham.

Final Resolution: Motion Carries

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

5. Acceptance of Minutes

Action (Resolution): 5.1 Acceptance of October 4 2021 Minutes

2021-#422

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Table the Acceptance of the October 4 2021 Minutes until November 3 2021 (waiting on Transcription from Stenographer).

Motion by Supervisor -Tony Cardone second by Mary Bingham.

Final Resolution: Motion Carries

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

6. Budget Information

Information: 6.1 Supervisor Cardone - Update on 2022 Budget

To hear Supervisor Cardone's Update on the 2022 Budget please go on-line to Board Doc's Video Clip #6.1 0:39:04.

7. Audit of Claims

Action (Resolution): 7.1 General Fund Abstract

2021-#423

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #21-16 General Fund containing Check #27588-27668 totaling \$304962.20 and Wires & Transfers Check #344 totaling \$1196.15. (\$306158.35)

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

Final Resolution: Motion Carries

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

Action (Resolution): 7.2 Escrow Fund Abstract

2021-#424

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #21-12 Escrow Fund containing Check #1996-1997 totaling \$6050.00.

Motion by Supervisor -Tony Cardone second by Mary Bingham.

Final Resolution: Motion Carries

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

8. Budget Amendment Requests

Action (Resolution) Discussion: 8.1 Budget Amendment Request

2021-#425

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #21-01 to amend the budget increase to reflect actual available funds from CHIPS Pave NY & EWR.

DATE OF AUDIT: October 4 2021 ABSTRACT #21-01

DATE GL NO. DESCRIPTION Account Amount

Increase to reflect actual available funds from

CHIPS Pave NY & EWR

Consolidated Highway Aid (CHIPS) DB00-3501 128078.21

State Aid-Other DB00-3089 62201.85

Highway Improvements - CHIPS Other DB00-5112-4300-00 190280.06

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

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

9. Budget Transfer Requests

Action (Resolution) Discussion: 9.1 Supervisor's Office

2021-#426

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

Transfer From:

Account No. Account Name Amount

A000-1220-2000-00 Supervisor Equipment 75

Transfer To:

Account No. Account Name Amount

A000-1220-4102-00 Supervisor Printing Advertising & Publications 75

Reason for Transfer: Cover Shortage in Account Line

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

Final Resolution: Motion Carries

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

10. New Business

Action (Resolution) Discussion: 10.1 Amendment of Employee Handbook

2021-#427

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion regarding Amendment of Employee Handbook Section 702 to eliminate Employee Compensatory Time and Amendment of Employee Handbook to include Section 902 a new policy on Reproductive Health Decision Making as required by New York State Law.

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

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 10.2 Tax Collector

2021-#428

BE IT RESOLVED that the Town Board of the Town of Monroe hereby appoints Valerie Bitzer as Tax Collector at a rate of \$3000/year. Term to expire 12/31/21.

Motion by Supervisor -Tony Cardone second by Mike McGinn.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 10.3 Maier Markey & Justic Accounting and Consulting Agreement Renewal

2021-#429

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion approving renewal of agreement with Maier Markey & Justic (MMJ) for accounting and consulting services as provided in the following Scope of Services:

Review monthly bank reconciliations

Review monthly journal entries

Assist with preparation of annual budgets

Preparation of monthly internal profit and loss statements including budget v. actual analysis

Preparation of annual AUD

Other tasks as Town of Monroe and MMJ agree and that are consistent with the scope of engagement

They will come up every 4 months. \$43000.00.

Motion by Councilperson - Rick Colon second by Mary Bingham.

Final Resolution: Motion Carries

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

2021-#430

BE IT RESOLVED that the Town Board of the Town of Monroe authorizing the Supervisor to

sign the Maier Markey & Justic Accounting and Consulting Agreement Renewal after review by the Town Attorney.

Motion by Mike McGinn second by Sal Scancarello.

Final Resolution: Motion Carries

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

Action (Resolution) Discussion: 10.4 Intermunicipal Agreement Dog Control Services

2021-#431

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve the renewal of the Intermunicipal Agreement between the Town of Monroe and Town of Woodbury for Dog Control Services for 2022. and for the Supervisor to sign. Fees \$26987.28.

Motion by Councilperson - Rick Colon second by Sal Scancarello.

Final Resolution: Motion Carries

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

11. Old Business

Action (Resolution) Discussion: 11.1 License Agreement Warwick Valley Humane Society

To hear Supervisor Cardone regarding License Agreement Warwick Valley Humane Society please go on-line to Board Doc's Video Clip #11.1 0:58:23.

2021-#432

BE IT RESOLVED that the Town Supervisor is hereby authorized to execute a License Agreement with the Warwick Valley Humane Society Inc. for a portion of the Town dog shelter facility at 103 Mine Road in substantially the form presented to the Town Board with the final form to be approved by the Town Supervisor and the Town's legal counsel. \$3650.00/month. Approx. 8-10 months.

Motion by Mary Bingham second by Sal Scancarello.

Final Resolution: Motion Carries

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

2021-#433

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion Made a Motion authorizing the Supervisor to sign the License Agreement Warwick Valley Humane Society subject to Attorney review.

Motion by Mary Bingham second by Councilperson - Rick Colon.

Final Resolution: Motion Carries

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

Discussion: 11.2 Charging Stations Town Hall

To hear Councilman Colon and Board Members regarding Charging Stations Town Hall please go on-line to Board Doc's Video Clip #11.2 1:01:14.

Information: 11.3 Lake Mombasha Land Parcels

To hear Supervisor Cardone and Town Counsel regarding Lake Mombasha Land Parcels please go on-line to Board Doc's Video Clip #11.3 1:18:48.

12. Public Comment

Information: 12.1 Rules for Public Comment

Discussion Information: 12.2 Public Comment

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

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

Information: 13.1 Enter into Executive Session

****NO ACTION AT THIS TIME**

14. Return to Regular Meeting

Information: 14.1 Return to Regular Meeting

****NO ACTION AT THIS TIME**

15. Adjournment

Action (Resolution): 15.1 Adjournment of Meeting

2021-#434

BE IT RESOLVED that the Town Board of the Town of Monroe adjourns the meeting of October 18 2021 at 8:26 PM.

Motion by Supervisor -Tony Cardone second by Sal Scancarello.

Final Resolution: Motion Carries

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

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