



**Monday, March 2, 2026
Monroe Town Board Meeting Agenda**

**Town of Monroe, New York
Town Hall
1465 Orange Turnpike
Monroe, New York**

1. Call to Order

1.1. Pledge to the Flag

2. Motion to Open Town Board Meeting

2.1. Motion to Open Town Board Meeting of March 2, 2026

3. Community Announcements

3.1. Meeting Room Doors

3.2. 2026 Tax Collector's Notice

3.3. Save the Date: 2026 Monroe Clean Sweep

3.4. Blood Drive at Journey Church

3.5. AARP Tax Preparation

3.6. Monroe Free Library Mini Job Fair

3.7. Mobile DMV at Town Hall March 30, 2026

3.8. Submitted Grant Projects

4. Public Hearing

4.1. Motion to Open the Continuation of the Public Hearing RE: Road Improvement Petition, Seven Springs Road Realignment

4.2. Motion to Keep Open the Continuation of the Public Hearing RE: Road Improvement Petition, Seven Springs Road Realignment

5. Acceptance of Minutes

5.1. Acceptance of February 2, 2026 Minutes

6. Audit of Claims

6.1. General Fund Abstract of Audited Vouchers #26-03

7. Budget Transfer

7.1. Budget Transfer Abstract #2025-16

7.2. Budget Transfer Abstract #2025-17

7.3. Budget Transfer Abstract #2025-18

8. Audit of Claims

8.1. Escrow Fund Abstract of Audited Vouchers #26-02

8.2. General Fund Abstract of Audited Vouchers #26-04

9. Cash Transfers

9.1. Cash Transfer Abstract

10. New Business

10.1. PKF O'Connor Davies Audit Status and Town Budget Presentation

10.2. Motion to Approve 2026 Clean Sweep Quote from Upcycle

10.3. Deputy Town Clerk

10.4. Town of Monroe Highway Department is seeking Town Board approval to authorize the release and return of the driveway entrance permit bond for Permit No. 2024-01 in the amount of \$3,000.00

10.5. Appointment of Adam Rodd on behalf of Drake & Loeb LLC as Planning Board Attorney Alternate and Authorization for the Supervisor to sign the retainer agreement

10.6. Appointment of David Chen on behalf of Bleakly, Platt, & Schmidt

10.7. Purchase of New Federally Mandated Mail Machine

10.8. IMA between the Village of Harriman and Town of Monroe

10.9. Award of Bid to Core Down Drilling LLC in the amount of \$36,950.00 related to the

construction of Highway Department Site Remediation.

10.10. Motion to schedule a public hearing for a Short Term Rental Application at 308 Lakes Road Monroe, NY 10950

10.11. RPTL Exemption Town of Palm Tree/Village of KJ

10.12. RPTL Exemption Village of Monroe

11. Motion From the Floor

11.1. MELT Act

11.2. Consultant Services RE: Finance Department

12. Public Comment

12.1. Rules for Public Comment

12.2. Public Comment

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

13.1. Enter into Executive Session

14. Return to Regular Meeting

14.1. Return to Regular Meeting

15. Adjournment

15.1. Adjournment of Meeting

1. Call to Order

Subject

1.1. Pledge to the Flag

Meeting

March 2, 2026 - Monroe Town Board Meeting Agenda

Type

Procedural

I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation, under God, indivisible, with liberty and justice for all.

1. Motion to Open Town Board Meeting

Subject **2.1. Motion to Open Town Board Meeting of March 2, 2026**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)
Procedural

Motion to Open Town Board Meeting of March 2, 2026

2026-#116

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of March 2, 2026 at _____.

1. Community Announcements

Subject	3.1. Meeting Room Doors
----------------	--------------------------------

Meeting	March 2, 2026 - Monroe Town Board Meeting Agenda
---------	--

Type	Information
------	-------------

We are asking all residents to please use the front doors by the flag poles to enter/exit the building. Thank you.

2. Community Announcements

Subject

3.2. 2026 Tax Collector's Notice

Meeting

March 2, 2026 - Monroe Town Board Meeting Agenda

Type

Information

Town of Monroe

Tax Collector's Notice

Please Take Notice That, the Tax Collector's Office, for the Town of Monroe will be collecting taxes at 1465 Orange Turnpike, Monroe, New York during the months of January 1st – March 31st, 2026 Monday-Friday from 9:00 AM until 2:00 PM.

Payments made after 2:00 PM will be processed the next business day. Additionally, we will be open late on the following dates: January 30, 2026 from 4:00 PM to 6:00 PM, February 27, 2026 from 4:00 PM to 6:00 PM, and March 31, 2026 from 4:00 PM to 6:00 PM.

Payments by mail send to: Town of Monroe Tax Collector

1465 Orange Turnpike

Monroe, NY 10950

For online payments by credit card or e-check, please go to www.monroeny.org and click on View/Pay Bills Online. **Credit card/e-check payments will NOT be accepted at Town Hall.** Please make all checks, cashier's checks or money order payments out to **Town of Monroe Tax Collector. **Please include phone number on check. No cash payments will be accepted.** Payments made during the month of February: a 1% penalty will be added. Payments made during the month of March: a 2% penalty will be added, plus a \$2.00 Second Notice Fee. Last day for acceptance of payment of taxes will be collected on March 31, 2026. **Must be postmarked no later than March 31, 2026.** Tax payments made after March 31, 2026 must be paid to the Orange County Commissioner of Finance (845) 291-2480.

Dated: December 30, 2025

Valerie Bitzer

Tax Collector, Town of Monroe

1. 2026 Tax Notice

Town of Monroe
Tax Collector's Notice

Please Take Notice That, the Tax Collector's Office, for the Town of Monroe will be collecting taxes at 1465 Orange Turnpike, Monroe, New York during the months of January 1st – March 31st, 2026 Monday-Friday from 9:00 AM until 2:00 PM. Payments made after 2:00 PM will be processed the next business day. Additionally, we will be open late on the following dates: January 30, 2026 from 4:00 PM to 6:00 PM, February 27, 2026 from 4:00 PM to 6:00 PM, and March 31, 2026 from 4:00 PM to 6:00 PM.

**Payments by mail send to: Town of Monroe Tax Collector
1465 Orange Turnpike
Monroe, NY 10950**

For online payments by credit card or e-check, please go to www.monroeny.org and click on View/Pay Bills Online. **Credit card/e-check payments will NOT be accepted at Town Hall.** Please make all checks, cashier's checks or money order payments out to **Town of Monroe Tax Collector.** ****Please include phone number on check.** **No cash payments will be accepted.** Payments made during the month of February: a 1% penalty will be added. Payments made during the month of March: a 2% penalty will be added, plus a \$2.00 Second Notice Fee. Last day for acceptance of payment of taxes will be collected on March 31, 2026. **Must be postmarked no later than March 31, 2026.** Tax payments made after March 31, 2026 must be paid to the Orange County Commissioner of Finance (845) 291-2480.

Dated: December 30, 2025

Valerie Bitzer
Tax Collector, Town of Monroe

3. Community Announcements

Subject	3.3. Save the Date: 2026 Monroe Clean Sweep
----------------	--

Meeting	March 2, 2026 - Monroe Town Board Meeting Agenda
---------	--

Type	Information
------	-------------

The 2026 Monroe Clean Sweep event will take place on Saturday, May 2nd, beginning at 8 a.m. in the St. Anastasia Church parking lot located on Route 17M in Harriman. (21 No. Main Street, Harriman). Registration is free at townofmonroeny.gov. Click on Community / Clean Sweep. Shredding, Electronic Recycling, Textile Recycling, Tire Recycling (no rims accepted), oil recycling (Freeman's). Bags and gloves will be provided for all volunteers. Shuttles will be available to/from St. Anastasia's. T-shirts are still available for sponsorship through March 28th for a donation. Monroe Conservation Committee will be presenting environmental information. Available to any resident of the Town/Village of Monroe/Harriman only.

4. Community Announcements

Subject **3.4. Blood Drive at Journey Church**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Information

Emergency Blood Shortage

Blood Drive at Journey Church, Harriman, NY, March 11, 2026 11AM-3PM

1. Blood Drive

EMERGENCY BLOOD SHORTAGE

Many recent blood drives were cancelled due to snow!

**DONATE
BLOOD,
SAVE
LIVES**



Use this QR code to
sign up

St. Paul Lutheran Church

SATURDAY, FEBRUARY 28TH

9AM-2PM

All donors who come to give Jan. 26-Feb. 28, 2026 will
receive a \$20 e-gift card. Terms and additional details can
be found at RedCrossBlood.org/Heart

One simple act can save multiple lives.

5. Community Announcements

Subject	3.5. AARP Tax Preparation
----------------	----------------------------------

Meeting	March 2, 2026 - Monroe Town Board Meeting Agenda
---------	--

Type	Information
------	-------------

AARP Tax Preparation Services

Sr. Center 101 Mine Rd., Monroe, NY

9 AM–1:00 PM every Friday through 1st week in April

Packets available at Sr. Center

6. Community Announcements

Subject **3.6. Monroe Free Library Mini Job Fair**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Information

Monroe Free Library Mini Job Fair

Attending Businesses:

- Custodian
- Trades
- Interns
- HHA/PCA
- Team Member
- NYS Trooper
- Office Assistant
- Correction Officer
- Surveillance Security Officer
- Healthcare Professionals
- Food Service
- Direct Support Professional

Please register at [Job Seeker Registration](https://forms.office.com/pages/responsepage.aspx?id=6rhs9AB5EE2M64Dowcge56E94I9suE1Gre7tRuxXQzZURUlaMFI4TDYxNVdTU00yTkVTWDZHWE9WNy4u&route=shorturl)

<https://forms.office.com/pages/responsepage.aspx?id=6rhs9AB5EE2M64Dowcge56E94I9suE1Gre7tRuxXQzZURUlaMFI4TDYxNVdTU00yTkVTWDZHWE9WNy4u&route=shorturl>

Wednesday, March 4, 2026, 12:00 PM-3:00 PM

Monroe Free Library

44 Millpond Parkway

Monroe, NY 10950

Please bring copies of your resume. Professional attire, please.

For more information about this event, contact Jamiyla Cody at

Jamiyla.Cody@labor.ny.gov

1. Monroe Free Library Mini Job Fair

MONROE FREE LIBRARY MINI JOB FAIR

ATTENDING BUSINESSES

Applegreen NY Travel Plaza

GardaWorld Security

New York State Police

Edison Home Health Care

New York State Department of
Corrections and Community
Supervision

Venture Together

JOB OPENINGS FOR ATTENDING BUSINESSES

Custodian

Trades

Interns

HHA/PCA

Team Member

New York State
Trooper

Office Assistant

Correction Officer

Surveillance Security
Officer

Healthcare
Professionals

Civilian Positions
Food Service

Direct Support
Professional

PLEASE REGISTER AT THIS LINK OR SCAN QR CODE: [JOB SEEKER REGISTRATION](#)

Wednesday, March 4, 2026, 12:00pm – 3:00pm

MONROE FREE LIBRARY

44 Millpond Parkway
Monroe, NY 10950



americanjobcenter

PLEASE BRING SEVERAL COPIES OF YOUR RESUME. PROFESSIONAL ATTIRE, PLEASE.

For more information about this event, contact Jamiyla Cody at Jamiyla.Cody@labor.ny.gov

7. Community Announcements

Subject 3.7. Mobile DMV at Town Hall March 30, 2026

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Information

Mobile DMV at Town Hall March 30, 2026

Orange County Clerk Kelly Eskew invites you to the Orange County Mobile DMV Unit. Transactions Offered: All Registration Transactions, all License Transactions including Real/Enhanced, Enforcement Transactions. Monday, March 30, 2026, 10:00AM-12PM, closed 12-1pm, 1-3:30pm. Monroe Town Hall, 1465 Orange Tpke., Monroe, NY 10950. Please visit dmv.ny.gov for all necessary original documents needed before your visit to the Mobile DMV.

Expect some delays due to the high volume of customers applying for the REAL or Enhanced ID.

1. Town of Monroe March DMV

ORANGE COUNTY CLERK KELLY A. ESKEW
INVITES YOU TO THE
ORANGE COUNTY MOBILE DMV OFFICE
Monday March 30, 2026

Town of Monroe
1465 Orange TPKE
Monroe NY 10950

Hours:

10:00am - 12:00pm

(Closed 12:00pm - 1:00pm)

1:00pm - 3:30pm



Transactions Offered at the Mobile DMV Office:

All Registration transactions

All License transactions including REAL/Enhanced ID

Enforcement transactions

Please visit dmv.ny.gov for all necessary original documents needed before your visit to the Mobile DMV.

Expect some delay due to the high volume of customers applying for the REAL or Enhanced ID.



8. Community Announcements

Subject **3.8. Submitted Grant Projects**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Information

Submitted Grant Projects

1. Public Hearing

Subject	4.1. Motion to Open the Continuation of the Public Hearing RE: Road Improvement Petition, Seven Springs Road Realignment
Meeting	March 2, 2026 - Monroe Town Board Meeting Agenda
Type	Discussion Information Action (Resolution)

Discussion regarding Road Improvement Petition, Seven Springs Road Realignment.

2026-#

BE IT RESOLVED that the Town of Monroe Made a Motion to Open the Continuation of the Public Hearing RE: Road Improvement Petition, Seven Springs Road Realignment.

1. Order for Hearing RE Seven Springs Re-align Petition
2. Order for Hearing for Publication RE Seven Springs Petition

TOWN OF MONROE, NEW YORK

RESOLUTION NO. ____ OF 2025

**A RESOLUTION AND ORDER CALLING FOR A PUBLIC HEARING CONCERNING
PROPOSED HIGHWAY IMPROVEMENTS TO SEVEN SPRINGS ROAD**

At a regular meeting of the Town Board of the Town of Monroe, held at the Town of Monroe Town Hall, 1465 Orange Turnpike, Monroe, New York 10950 on the **6th day of November, 2025**, the following resolution was adopted.

WHEREAS, the Town Board of the Town of Monroe has determined that the public interest and convenience require the improvement of certain streets or highways within the Town; and

WHEREAS, the proposed improvements are to the section of Seven Springs Road between the intersection of Seven Springs Mountain Road and the area north of Lanzut Court starting at “G” Road, a distance of approximately 1,950 feet (“Subject Location”) including improvements to both the horizontal and vertical alignment of the Subject Section of Seven Springs Road, as depicted in the Preliminary Roadway Realignment Plan attached as Appendix C to the Colliers Letter (“Preliminary Road Improvement Plan”) in the Petition; and

WHEREAS, the estimated maximum cost of said improvements, including all preliminary costs and costs incidental thereto, is approximately **\$4,665,468.36**; and

WHEREAS, the Town of Monroe shall not be required to finance the improvements which shall be paid for by the Petitioner and at no cost to the Town residents; and

WHEREAS, the Petition filed includes maps, plans, and report describing the proposed improvements and the area benefited are on file in the office of the Town Clerk at 1465 Orange Turnpike, Monroe, New York 10950 and are available for public inspection during normal business hours.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Town Board shall hold a public hearing to consider the proposed highway improvements, at which time all interested persons will be given an opportunity to be heard; and

BE IT FURTHER RESOLVED AND ORDERED, that such public hearing shall be held on the **1st day of December, 2025**, at **7:00 p.m.** at the Town of Monroe Town Hall meeting room at 1465 Orange Turnpike, Monroe, New York 10950; and

BE IT FURTHER RESOLVED AND ORDERED, that the Town Clerk is hereby authorized and directed to publish a notice of such public hearing in the Town’s official newspaper, the Times-Herald Record, no less than ten (10) nor more than thirty (30) days prior to the date of the scheduled public hearing, and to post a copy of said notice on the sign board of the Town; and

BE IT FURTHER RESOLVED AND ORDERED, that the notice shall specify the time and place of the public hearing, provide a general description of the proposed improvements, the maximum proposed expenditure, and the proposed method of financing, as required by applicable law.

The resolution authorizing this order was thereupon declared duly adopted.

BY ORDER OF THE TOWN BOARD

Dated: Monroe, New York

November 6, 2025

Valerie Bitzer

Town Clerk

Town of Monroe

TOWN OF MONROE, NEW YORK

**ORDER CALLING FOR A PUBLIC HEARING CONCERNING PROPOSED HIGHWAY
IMPROVEMENTS TO SEVEN SPRINGS ROAD**

At a regular meeting of the Town Board of the Town of Monroe, held at the Town of Monroe Town Hall, 1465 Orange Turnpike, Monroe, New York 10950 on the **6th day of November, 2025**, the following resolution was adopted.

WHEREAS, the Town Board of the Town of Monroe has determined that the public interest and convenience require the improvement of certain streets or highways within the Town; and

WHEREAS, the proposed improvements are to the section of Seven Springs Road between the intersection of Seven Springs Mountain Road and the area north of Lanzut Court starting at “G” Road, a distance of approximately 1,950 feet (“Subject Location”) including improvements to both the horizontal and vertical alignment of the Subject Section of Seven Springs Road, as depicted in the Preliminary Roadway Realignment Plan attached as Appendix C to the Colliers Letter (“Preliminary Road Improvement Plan”) in the Petition; and

WHEREAS, the estimated maximum cost of said improvements, including all preliminary costs and costs incidental thereto, is approximately **\$4,665,468.36**; and

WHEREAS, the Town of Monroe shall not be required to finance the improvements which shall be paid for by the Petitioner and at no cost to the Town residents; and

WHEREAS, the Petition filed includes maps, plans, and report describing the proposed improvements and the area benefited are on file in the office of the Town Clerk at 1465 Orange Turnpike, Monroe, New York 10950 and are available for public inspection during normal business hours.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Town Board shall hold a public hearing to consider the proposed highway improvements, at which time all interested persons will be given an opportunity to be heard; and

BE IT FURTHER RESOLVED AND ORDERED, that such public hearing shall be held on the **1st day of December, 2025**, at **7:00 p.m.** at the Town of Monroe Town Hall meeting room at 1465 Orange Turnpike, Monroe, New York 10950; and

BE IT FURTHER RESOLVED AND ORDERED, that the Town Clerk is hereby authorized and directed to publish a notice of such public hearing in the Town’s official newspaper, the Times-Herald Record, no less than ten (10) nor more than thirty (30) days prior to the date of the scheduled public hearing, and to post a copy of said notice on the sign board of the Town; and

BE IT FURTHER RESOLVED AND ORDERED, that the notice shall specify the time and place of the public hearing, provide a general description of the proposed improvements, the maximum proposed expenditure, and the proposed method of financing, as required by applicable law.

The resolution authorizing this order was thereupon declared duly adopted.

BY ORDER OF THE TOWN BOARD

Dated: Monroe, New York
November 18, 2025

Valerie Bitzer
Town Clerk
Town of Monroe

2. Public Hearing

Subject **4.2. Motion to Keep Open the Continuation of the Public Hearing RE: Road Improvement Petition, Seven Springs Road Realignment**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Motion to Keep Open the Continuation of the Public Hearing RE: Road Improvement Petition, Seven Springs Road Realignment

2026-#

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: Road Improvement Petition, Seven Springs Road Realignment until _____, 2026, at 7:00 PM or soon thereafter.

1. Acceptance of Minutes

Subject 5.1. Acceptance of February 2, 2026 Minutes

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Acceptance of February 2, 2026 Minutes

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe accepts the Minutes of February 2, 2026.

1. TB 2-2-2026 DRAFT Meeting Minutes

DRAFT

**Town of Monroe
Town Board Minutes
Monday, February 2, 2026
(www.townofmonroeny.gov)**

Generated by Valerie Bitzer

Members Present

Maureen Richardson, Sal Scancarello, Bethany Stephens, Luis Rivera, Mary Bingham
Town Counsel - Darius Chafizadeh

Call to Order

1.1. Pledge to the Flag

The Supervisor led the room in the Pledge of Allegiance.

I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation, under God, indivisible, with liberty and justice for all.

Motion to Open Town Board Meeting

2.1. Motion to Open Town Board Meeting of February 2, 2026

2026-#98

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of February 2, 2026, at 7:00 PM.

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

Community Announcements

3.1. Meeting Room Doors

We are asking all residents to please use the front doors by the flag poles to enter/exit the building. Thank you.

3.2. 2026 Tax Collector's Notice

Town of Monroe Tax Collector's Notice

Please Take Notice That, the Tax Collector's Office, for the Town of Monroe will be collecting taxes at 1465 Orange Turnpike, Monroe, New York during the months of January 1st – March 31st, 2026 Monday-Friday from 9:00 AM until 2:00 PM. Payments made after 2:00 PM will be processed the next business day. Additionally, we will be open late on the following dates:

January 30, 2026 from 4:00 PM to 6:00 PM, February 27, 2026 from 4:00 PM to 6:00 PM, and March 31, 2026 from 4:00 PM to 6:00 PM.

Payments by mail send to: Town of Monroe Tax Collector
1465 Orange Turnpike
Monroe, NY 10950

For online payments by credit card or e-check, please go to www.monroeny.org and click on View/Pay Bills Online. Credit card/e-check payments will NOT be accepted at Town Hall. Please make all checks, cashier's checks or money order payments out to Town of Monroe Tax Collector. **Please include phone number on check. No cash payments will be accepted. Payments made during the month of February: a 1% penalty will be added. Payments made during the month of March: a 2% penalty will be added, plus a \$2.00 Second Notice Fee. Last day for acceptance of payment of taxes will be collected on March 31, 2026. Must be postmarked no later than March 31, 2026. Tax payments made after March 31, 2026 must be paid to the Orange County Commissioner of Finance (845) 291-2480.

Dated: December 30, 2025

Valerie Bitzer
Tax Collector, Town of Monroe

Currently, we are 77% collected.

3.3. Blood Drive at Sacred Heart Church

Blood Drive

Sacred Heart - St. Patrick

Sunday, February 15, 2026

9am-3pm

Sacred Heart School Gym 26 Still Rd., Monroe, NY

Visit nybc.org/sponsor and use code #08832

You may also call Aileen McCarthy 781-0856, Johanna De Maria 783-3026, or Tina Quirk 783-3252.

3.4. Free Narcan Training

Opioid Overdose Response Training

Learn basic information about opioids and how they work.

Learn about opioid and overdose trends in Orange County.

Understand how to recognize the signs of a potential opioid overdose.

Learn how to respond to an opioid overdose using Narcan nasal-spray.

Every participant receives a free Narcan kit.

Event Details - 2026

February 7, March 7, April 6, May 2, June 6, August 1, October 3, November 7, December 5

1:00pm-2:00pm

30 Harriman Dr., Goshen, NY 10926

This event is free to all and should be attended by anyone interested in learning how to prevent opioid overdose deaths.

845-291-2614 bbogert@orangecountygov.com

3.5. Ladies Aux Murder Mystery

Lakeside Ladies Auxiliary Murder Mystery

Date: Saturday, February 7, 2026

Time: 6:00pm doors open, 7:00pm sharp show starts
Snow Date: Sunday, February 8, 2026, at 4:00pm
Place: Lakeside Fire And Rescue Company 147 W. Mombasha Rd., Monroe, NY
Cost: \$45 p/p
RSVP: Call Laura to reserve your spot ASAP 845-325-8238
K & K Catering Food Truck will be on premises from 6-7:30pm
Coffee and cake will be provided.

3.6. Winter Weather Reminders

A huge thank you to our Highway Crew for the amazing job they did during the state of emergency clean up.

The Town of Monroe would like to remind residents of important local ordinances that are in effect during winter weather to ensure public safety and allow for efficient snow and ice removal.

Deposits of Snow and Ice on Roadways Prohibited (43-28)

No person, firm, or corporation may deposit, throw, place, or strew snow or ice onto any Town street, avenue, roadway, or highway. This included pushing or plowing snow from private property, driveways, or parking areas into the roadway. Doing so creates hazardous conditions and interferes with snow removal operations.

Parking Restrictions During Snowfall and Icy Conditions (51-3.1)

It is unlawful to park any vehicle on a public road located in the Town of Monroe whenever snow is accumulating or ice is forming on the roadway, or when such conditions have been forecasted. Once snowfall begins or ice starts to form, parking is prohibited on all public roads until they have been treated and/or plowed and cleared to the curb or edge of the pavement. Vehicle owners or operators must move or cause their vehicles to be moved so they do not delay, hinder, or obstruct snowplowing, snow removal, or roadway treatment operations. These regulations are essential to keeping Town roads safe and accessible during winter weather events.

Please recall that private roads are responsible for their own snow removal, and that if access is not clear by the time of your scheduled refuse pickup, then Interstate Waste will be unable to complete service for that period.

Your cooperation is appreciated. Thank you.

3.7. Library Boost Box

Energy assessment tool available at Monroe Free Library. MFL has received 3 home boost kits from Orange and Rockland. The home boost kit is a DIY home energy assessment kit. All you need is a smartphone, and the tools in the kit. Once you complete the assessment you will receive a FREE custom assessment report from O & R providing you with suggestions on how to make your home more energy efficient. These kits are free to borrow with your library card.

3.8. Canvas and Cocoa

Canvas and Cocoa

Friday, February 6th

6:30 -8:30 PM

St. Paul Lutheran Church — 21 Still Rd., Monroe, NY

Registration required. Space capped at 40!

12 years and older - \$40

Kids under 12 MUST be accompanied by an adult and would pay a combined fee of \$65.

QR Code on the flyer posted on the website for more information.

3.9. AARP Tax Preparation

AARP Tax Preparation Services
Sr. Center 101 Mine Rd., Monroe, NY
9–1:00 PM every Friday through 1st week in April
Packets available at Sr. Center

Public Hearing

Acceptance of Minutes

5.1. Acceptance of January 20, 2026 Minutes

2026-#99

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the Minutes of January 20, 2026.

On a motion by Supervisor Richardson, seconded by Town Council Member Rivera

Ayes: Supervisor Richardson, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: Town Councilmember Sal Scancarello

Audit of Claims

Budget Transfer

7.1. Budget Transfer Abstract

2026-#100

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Budget Transfer Abstract #2025-13 totaling \$257,580.00 for 2025 Expenditure Adjustments.

ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: February 2, 2026

ABSTRACT 2025-13

2025 EXPENDITURE ADJUSTMENTS

DATE GL NO. DESCRIPTION Account Trans In Trans Out

1/28/2026 Highway Garage Auto Insurance A000-5132-4600-00 150.00

Highway Garage Building Repair & Maintenance A000-5132-4303-00 150.00

Snow Removal Rock Salt DA00-5142-4361-00 168.00

Snow Removal Fuel DA00-5142-4304-00 168.00

MTA Tax DA00-1980-400-00 752.00

Machinery Equipment DA00-5130-2000-00 752.00

Machinery - Personal Services DA00-5130-1020-00 8,930.00

Machinery OT 1.5 DA00-5130-1051-00 8,930.00

Machinery DT 2.0 DA00-5130-1052-00 10,055.00

Machinery OT 1.5 DA00-5130-1051-00 3,400.00

Machinery Contractual DA00-5130-4500-00 6,000.00

Repair of Machinery & Tools DA00-5130-4103-00 655.00

Snow Removal Personal Services DA00-5142-1020-00 73,400.00

Snow Removal OT 1.5 DA00-5142-1051-00 34,380.00

Hospital & Medical Insurance DA00-9060-8000-00 39,020.00
 Snow Removal DT 2.0 DA00-5142-1052-00 8,660.00
 Snow Removal Fuel DA00-5142-4304-00 6,960.00
 Snow Removal Sand DA00-5142-4356-00 1,500.00
 Snow Removal Calcium Chloride DA00-5142-4360-00 200.00
 State Retirement DA00-9010-8000-00 17,245.00
 Contingency DA00-1990-0000-00 17,245.00
 Social Security DA00-9030-8000-00 7,900.00
 Hospital & Medical Insurance DA00-9060-8000-00 7,900.00
 Medicare DA00-9035-8000-00 1,600.00
 Hospital & Medical Insurance DA00-9060-8000-00 1,600.00
 Life Insurance DA00-9045-8000-00 340.00
 Hospital & Medical Insurance DA00-9060-8000-00 340.00
 Disability Insurance DA00-9055-8000-00 60.00
 ABSTRACT OF BUDGET TRANSFERS
 TOWN OF MONROE
 DATE OF AUDIT: February 2 , 2026 ABSTRACT 2025-13
 2025 EXPENDITURE ADJUSTMENTS
 Requested By:
 Employee Benefits - Eye Care DA00-9060-8001-00 60.00
 Dental Insurance DA00-9060-8002-00 2,030.00
 Hospital & Medical Insurance DA00-9060-8000-00 2,030.00
 General Repairs Uniforms & Boots DB00-5110-4105-00 625.00
 General Repairs Education, Mtgs, Dues & Mileage DB00-5110-4189-00 625.00
 General Equipment - Repairs & Maintenance DB00-5110-4308-00 42,000.00
 General Repairs Asphalt DB00-5110-4355-00 42,000.00
 General Repairs Culverts DB00-5110-4351-00 12,000.00
 General Repairs Crack Seal DB00-5110-4359-00 12,000.00
 General Repairs Paint DB00-5110-4353-00 45.00
 General Repairs Cement DB00-5110-4350-00 45.00
 Brush & Weeds Fuel DB00-5140-4304-00 6,650.00
 General Repairs Fuel & Oil DB00-5110-4304-00 3,500.00
 General Repairs Education, Mtgs, Dues & Mileage DB00-5110-4189-00 1,400.00
 General Repairs Asphalt DB00-5110-4355-00 1,750.00
 General Repairs Equipment DB00-5110-2000-00 1,050.00
 General Repairs Asphalt DB00-5110-4355-00 1,050.00
 General Repairs Personal Services DB00-5110-1020-00 34,500.00
 Permanent Road Improvements DB00-5110-4400-00 34,500.00
 Brush & Weeds DT 2.0 DB00-5140-1052-00 11,030.00
 Permanent Road Improvements DB00-5110-4400-00 11,030.00
 State Retirement DB00-9010-8000-00 17,335.00
 General Repairs Road Oil DB00-5110-4354-00 14,250.00
 Permanent Road Improvements DB00-5110-4400-00 3,085.00
 Life Insurance DB00-9045-8000-00 175.00
 Permanent Road Improvements DB00-5110-4400-00 175.00
 Disability Insurance DB00-9055-8000-00 370.00
 Permanent Road Improvements DB00-5110-4400-00 370.00
 Dental DB00-9060-8002-00 510.00
 Permanent Road Improvements DB00-5110-4400-00 510.00
 257,580.00 257,580.00

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham
Nays: None
Abstain: None

7.2. Budget Transfer Abstract

2026-#101

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Budget Transfer Abstract #2025-14 totaling \$31,719.00 for 2025 Expenditure Adjustments.
ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: February 2, 2026

ABSTRACT 2025-14

2025 EXPENDITURE ADJUSTMENTS

DATE GL NO. DESCRIPTION Account Trans In Trans Out

1/28/2026 Water Admin Full Time PS SW00-8310-1020-00 8,040.00

Water Admin Contingency Account SW00-1990-0000-00 5,000.00

Water Admin Vehicle Fuel SW00-8310-4304-00 2,750.00

Water Admin Education, Mtgs, Dues & Mile SW00-8310-1489-00 290.00

Water Admin PS OT 1.5 SW00-8310-1051-00 10,319.00

Water Administration - PS SW00-8310-1001-00 10,319.00

Water Admin PS DT 2.0 SW00-8310-1052-00 4,340.00

Water Administration - PS SW00-8310-1001-00 4,340.00

Water Admin Engineering Contractual SW00-8310-4020-00 950.00

Water Admin Legal Contractual SW00-8310-4010-00 950.00

State Retirement SW00-9010-8000-00 6,180.00

Water Admin Miscellaneous SW00-8340-4109-00 2,000.00

Water Admin Vehicle Repair & Maintenance SW00-8310-4301-00 2,180.00

Worker's Compensation SW00-9040-8000-00 2,000.00

Social Security SW00-9030-8000-00 150.00

Water Admin Equipment SW00-8310-2000-00 150.00

Disability Insurance SW00-9055-8000-00 40.00

Water Admin Legal Contractual SW00-8310-4010-00 40.00

WD #10 Water Purchases SW10-8320-4370-00 350.00

WD #10 Maintenance Contractual SW10-8340-4504-00 350.00

WD #14 Maintenance Contractual SW14-8340-4504-00 1,350.00

WD #14 Miscellaneous SW14-8340-4109-00 1,350.00

31,719.00 31,719.00

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham
Nays: None
Abstain: None

7.3. Budget Transfer Abstract

2026-#102

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Budget Transfer Abstract #2025-15 totaling \$95,263.42 for 2025 Expenditure Adjustments.

ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: February 2, 2026

ABSTRACT 2025-15

2025 EXPENDITURE ADJUSTMENTS

DATE GL NO. DESCRIPTION Account Trans In Trans Out

1/30/2026 DIAL-A-RIDE UNIFORMS A000-5630-4105-00 800.00

DIAL-A-RIDE CELEBRATIONS A000-5630-1050-01 800.00

DIAL-A-RIDE PS OVERTIME A000-5630-1050-00 1,000.00

DIAL-A-RIDE PRINTING & ADVERTISING A000-5630-4102-00 1,000.00

VEHICLE REPAIR A000-5630-4301-02 2,000.00

DIAL-A-RIDE FUEL A000-5630-4304-00 2,000.00

DAR HEAD BUS DRIVER A000-5630-1011-00 52,954.48

DAR OTHER ADMIN A000-5630-1010-01 46,315.62

DAR DRIVER FT A000-5630-1020-00 6,638.86

DAR PS MECHANIC A000-5630-1040-00 43.06

DAR DRIVER FT A000-5630-1020-00 43.06

DAR GPS & COPIER LEASE A000-5630-4225-00 465.88

DAR DRIVER FT A000-5630-1020-00 465.88

DAR BUILDING REPAIR & MAINTENANCE A000-5630-4303-00 26,000.00

DIAL-A-RIDE FUEL A000-5630-4304-01 11,000.00

DAR PS PT A000-5630-1030-00 15,000.00

Safety Inspection Clerk PT B000-3620-1060-00 7,000.00

Safety Inspection Clerk PS PT B000-3620-1030-00 7,000.00

Safety Inspection Vehicle Leases B000-3620-4500-01 5,000.00

Safety Inspection Education, Dues, Mtgs B000-36-4189-00 500.00

Public Safety Software Maintenance B000-3620-4226-00 3,500.00

Safety Inspection Vehicle Repair & Mainten B000-3620-4301-00 1,000.00

95,263.42 95,263.42

On a motion by Supervisor Richardson, seconded by Town Council Member Rivera

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham
Nays: None
Abstain: None

New Business

8.1. Approval of the MS4 Storm Water Pollution Prevention Plan for O&R Substation (Forest Street)

2026-#103

BE IT RESOLVED that the Town Board of the Town of Monroe authorizes the Supervisor to sign the MS4 SWPPP Acceptance Form prepared by MHE for the Orange & Rockland Forest Street Substation.

On a motion by Town Councilmember Bingham, seconded by Town Council Member Rivera

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham
Nays: None
Abstain: None

8.2. NYMIR Contract Renewal

2026-#104

BE IT RESOLVED that the Town Board of the Town of Monroe authorizes the Supervisor to sign the renewal of the Town insurance policy held with NYMIR for the 2026 - 2027 contract period, prepared by Emery & Webb subject to Attorney approval.

On a motion by Town Councilmember Bingham, seconded by Town Council Member Rivera

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

8.3. Appointment of Aaron Hughes as Zoning Board of Appeals Alternate Slot #1

2026-#105

BE IT RESOLVED that the Town Board of the Town of Monroe appoints Aaron Hughes as Zoning Board of Appeals Alternate Slot #1, term to expire 12/31/2026.

On a motion by Supervisor Richardson, seconded by Town Councilmember Stephens

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

8.4. Authorize Carlos Martinez as Dial-A-Ride Bus Driver at a rate of \$22.47/hour

2026-#106

BE IT RESOLVED that the Town Board of the Town of Monroe authorizes Carlos Martinez as Full-Time Dial-A-Ride Bus Driver at a rate of \$22.47/hour effective 2/3/2026, after receiving pre-approval by Orange County and subject to meeting all town requirements including drug screening.

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

8.5. Appointment of Tax Certiorari Attorney

2026-#107

BE IT RESOLVED that the Town Board of the Town of Monroe appoints Chris Feldman on behalf of Harris, Beach, Murtha as the attorney/firm handling all future Town of Monroe Tax Certiorari cases at a rate of \$275/hour.

On a motion by Supervisor Richardson, seconded by Town Councilmember Stephens

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham

Nays: None

Abstain: None

8.6. Pre-Approval for Highway Department to Seek and Purchase Used Truck

2026-#108

BE IT RESOLVED that the Town Board of the Town of Monroe pre-authorizes the purchase of a used dump truck, with a purchase price not to exceed \$35,000, at the discretion of the Highway Superintendent. At this time, no specific vehicle has been identified. The Highway Department is actively seeking this equipment as soon as possible to meet operational needs.

On a motion by Supervisor Richardson, seconded by Town Council Member Rivera

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham
Nays: None
Abstain: None

8.7. Village of Harriman tax exempt parcels

2026-#109

BE IT RESOLVED that the Town Board of the Town of Monroe authorizes the tax exemption of all qualifying Village of Harriman municipally owned parcels within Town-only jurisdiction outlined in RPTL406(3).

On a motion by Supervisor Richardson, seconded by Town Councilmember Stephens

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham
Nays: None
Abstain: None

8.8. Village of Chester tax exempt parcels

2026-#110

BE IT RESOLVED that the Town Board of the Town of Monroe authorizes the Supervisor to sign the outlined Intermunicipal Agreement regarding tax exemption on Village of Chester properties within the Town of Monroe pursuant to RPTL406(3, contingent upon Attorney review.

On a motion by Town Councilmember Bingham, seconded by Town Council Member Rivera

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham
Nays: None
Abstain: None

8.9. Reschedule 02/16/26 Town Board Meeting to 2/23/26

2026-#111

BE IT RESOLVED that the Town Board of the Town of Monroe proposes a motion to reschedule the board meeting that was scheduled for 02/16/2026 to 02/23/2026 due to the holiday. (Meeting was actually scheduled for Tuesday, February 17, 2026. Board Members will be at AOT Meeting in NYC).

On a motion by Supervisor Richardson, seconded by Town Councilmember Scancarello

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham
Nays: None

Abstain: None

8.10. Letter of Retirement RE Patricia Kasch, Deputy Town Clerk

2026-#112

BE IT RESOLVED that the Town Board of the Town of Monroe accepts the retirement notice of Patricia Kasch from Deputy Town Clerk, effective March 31st, 2026.

On a motion by Supervisor Richardson, seconded by Town Councilmember Bingham

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham
Nays: None
Abstain: None

8.11. Letter of Resignation RE Roberta McBride, Finance/Bookkeeper

2026-#113

BE IT RESOLVED that the Town Board of the Town of Monroe Accepts the Letter of Resignation RE Roberta McBride, Finance/Bookkeeper, effective February 20, 2026.

On a motion by Supervisor Richardson, seconded by Town Councilmember Stephens

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham
Nays: None
Abstain: None

8.12. Relocation of Dial-A-Ride

2026-#114

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept Ali Brothers Construction, LLC RE worksite address 101 Mine Rd. for Dial-A-Ride services renovations in the amount of \$16,540 subject to Attorney approval.

On a motion by Supervisor Richardson, seconded by Town Councilmember Scancarello

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham
Nays: None
Abstain: None

Old Business

Public Comment

10.1. Rules for Public Comment

10.2. Public Comment

The following residents signed up for Public Comment:

- Carol Sotiropoulos
- Dan Burke
- Rick Colon

- Carol Sotiropoulos: (Hands Off Hudson Valley) Spoke RE the fears spreading through the

Monroe Community. ICE operation began in Monroe on July 14th. Asked the Board to consider adopting resolutions supporting Melt Act (mandatory end to lawless tactics) and NY for All Act.

- Dan Burke: Congratulated Patricia Kasch on her retirement. Spoke about Roberts Rules and that they should be redone. Board Members should not have time restrictions. Also, spoke on Harriman Treatment Plant.
- Rick Colon: Spoke about ICE. Doesn't agree with everything, but we do need to protect our borders. Need to make sure ICE doesn't exceed its mandate about apprehending people who are here illegally.

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

11.1. Enter into Executive Session

NO ACTION AT THIS TIME

Return to Regular Meeting

12.1. Return to Regular Meeting

NO ACTION AT THIS TIME

Adjournment

13.1. Adjournment of Meeting

2026-#115

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to adjourn the meeting of February 2, 2026, at 7:49 PM.

On a motion by Supervisor Richardson, seconded by Town Councilmember Scancarello

Ayes: Supervisor Richardson, Town Councilmember Scancarello, Town Councilmember Stephens, Town Council Member Rivera, Town Councilmember Bingham
Nays: None
Abstain: None

Subject	6.1. General Fund Abstract of Audited Vouchers #26-03
----------------	--

Type	Action (Resolution)
------	---------------------

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Abstract of Audited Claims General Fund #26-03 totaling \$6,382,435.29.

- Page 38 of 181



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: February 23, 2026

Abstract #26-03 Gen

TOTAL

\$6,382,435.29

Vendor	PO #	Description	Amount	Check Id	Check Date
TOWN OF MONROE	26-00017	2026 REAL PROPERTY TAX	25,729.87	37874	1/22/2026
GREEN COUNTY COMMERCIAL BANK	26-00054	2020 SERIES B	3,022.00	37875	1/27/2026
TOWN OF MONROE	26-00056	TAXES PD BY OPD OWE TO TAX COL	1,812.31	37876	1/27/2026
ADVANCE AUTO PARTS	26-00077	PARTS & SUPPLIES	251.56	37877	2/3/2026
AGL WELDING SUPPLY, INC.	25-03133	DEC 2025 WELDING MATERIALS	91.07	37878	2/3/2026
AGL WELDING SUPPLY, INC.	26-00064	JAN 2026 SUPPLY PURCHASES	46.97	37878	2/3/2026
ALL GAS & WELDING SUPPLY CO IN	26-00063	JAN 2026 SUPPLY PURCHASE	115.26	37879	2/3/2026
AMTHORS WELDING SERVICE INC	25-03134	DEC 2025M WELDING SUPPLIES	987.04	37880	2/3/2026
AMTHORS WELDING SERVICE INC	26-00066	JAN 2025 SUPPLIES & MATERIALS	1,548.36	37880	2/3/2026
APALACHEE, LLC	26-00067	JAN 2026 SALT & FUEL DELIVERY	79,199.19	37881	2/3/2026
APALACHEE, LLC	26-00079	507.63 TON ROAD SALT	39,117.97	37881	2/3/2026
ARKEL MOTORS INC	26-00078	BRAKES, OIL PAN & PARTS	2,727.61	37882	2/3/2026
AUTOMOTIVE AUDIO	26-00065	JAN 2026 VEHICLE SERVICE	932.00	37883	2/3/2026
CAMPBELL FREIGHTLINER	25-03135	DEC 2025 SUPPLY PURCHASES	2,670.41	37884	2/3/2026
CAMPBELL FREIGHTLINER	26-00080	FUEL SENSOR & HARNESS TRK #14	100.65	37884	2/3/2026
CARPENTER & SMITH	25-03136	DEC 2025 FUEL SERVICES	396.21	37885	2/3/2026
cb20 Inc	25-03154	DEC 2025 MONTHLY AZURE SERVICE	164.11	37886	2/3/2026
CHOICE DISTRIBUTION, INC	25-03137	DEC 2025 SUPPLY PURCHASE	439.39	37887	2/3/2026
CHOICE DISTRIBUTION, INC	26-00068	JAN 2026 SUPPLIES PURCHASE	84.16	37887	2/3/2026
CHOICE DISTRIBUTION, INC	26-00081	FEMALE SWIVELS, MALE RIGID	171.01	37887	2/3/2026
COLLIERS ENGINEERING & DESIGN	26-00099	ENGINEERING	1,788.00	37888	2/3/2026
DELTA DENTAL	26-00071	FEB & MAR 2026 DENTAL COVERAGE	7,560.46	37889	2/3/2026
DUTCHESS OVERHEAD DOORS, INC.	26-00083	BACK SHOP GARAGE DOOR REPAIR	620.00	37890	2/3/2026
EM BENEFITS	26-00047	FEBRUARY 2026 PREMIUM	171.00	37891	2/3/2026
FASTENAL COMPANY	25-03138	DEC 2025 SUPPLY PURCHASES	473.28	37892	2/3/2026
FOX LEDGE, INC.	26-00061	JAN 2025 WATER SERVICES	37.85	37893	2/3/2026
FOX LEDGE, INC.	26-00101	JAN 2026 WATER	191.46	37893	2/3/2026
MARTIN FREDERICKS	26-00100	EXERCISE CLASS	180.00	37894	2/3/2026
FRONTIER	26-00102	JAN 2025 PHONE SERVICE	2,213.43	37895	2/3/2026
GABRIELLI TRUCK SALES	26-00084	ASSEMBLY, BRAKE CHAINS	1,229.81	37896	2/3/2026
GEORGE CARNEY ENTERTAINMENT	26-00003	CONSULTING	4,129.81	37897	2/3/2026
GRAINGER	26-00085	HEATER & THERMOSTAT	2,341.66	37898	2/3/2026
HARRIMAN ARMY-NAVY, INC.	25-03139	DEC 2025 CLOTHING ALLOWANCE	619.20	37899	2/3/2026
HARRIMAN ARMY-NAVY, INC.	26-00086	2026 CLOTHING ALLOW VILLACRES	319.94	37899	2/3/2026
HARRY F ROTOLO & SON, INC.	25-03140	DEC 2025 ELECTRICAL SERVICES	345.00	37900	2/3/2026
HARRY F ROTOLO & SON, INC.	26-00087	HEATER INSTALLATION WD #14	2,433.16	37900	2/3/2026
NANCY HAWXHURST	26-00103	2026 EYE & BOOT REIMBURSEMENT	571.99	37901	2/3/2026
HEALEY BROTHERS	26-00088	SUPPLIES	463.76	37902	2/3/2026



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: February 23, 2026

Abstract #26-03 Gen

TOTAL

\$6,382,435.29

Vendor	PO #	Description	Amount	Check Id	Check Date
H. O. PENN MACHINERY CO., INC.	26-00089	LOADER PARTS	1,067.54	37903	2/3/2026
JAKE HOULE	26-00104	JAN 2026 5 HOURS	85.00	37904	2/3/2026
INTERSTATE BATTERY OF SO. NY	25-03142	DEC 2025 PARTS PURCHASE	591.80	37905	2/3/2026
INTERSTATE BATTERY OF SO. NY	26-00090	BATTERIES	629.80	37905	2/3/2026
INTERSTATE WASTE SERVICES, INC	25-03131	NOV 2025 WASTE SERVICES	218,332.63	37906	2/3/2026
INTERSTATE WASTE SERVICES, INC	25-03132	DEC 2025 WASTE SERVICES	220,463.30	37906	2/3/2026
DIANE JANSSENS	26-00105	JAN 2026 AEROBICS INSTRUCTOR	64.00	37907	2/3/2026
HELEN W. KNICKERBOCKER	26-00060	JAN 2026 FINANCIAL SERVICES	945.00	37908	2/3/2026
KNOW HOW AUTO SUPPLY, LLC	26-00091	PARTS AND SUPPLIES	379.41	37909	2/3/2026
KNOW HOW AUTO SUPPLY, LLC	26-00140	PARTS	668.01	37909	2/3/2026
KOWALSKI, ERIC	26-00092	2026 CLOTHING ALLOW KOWALSKI	199.99	37910	2/3/2026
LOYAL TIRE & AUTO CENTER, INC.	25-03143	NOV 2025 REPAIRS & SERVICES	20,859.07	37911	2/3/2026
LOYAL TIRE & AUTO CENTER, INC.	25-03144	NOV 2025 TRUCK REPAIR SERVICES	1,537.68	37911	2/3/2026
LOYAL TIRE & AUTO CENTER, INC.	25-03155	TIRE BALANCE	72.61	37911	2/3/2026
CRAIG LUNDGREN	26-00062	JAN 2026 CLOTHING REIMBURSEMENT	169.95	37912	2/3/2026
LUCAS MAHRAN	26-00093	2026 CLOTHING ALLOW MAHRAN	342.99	37913	2/3/2026
MAILS BEST FRIEND, LLC	26-00108	2026 EMAIL SERVICE	7,576.56	37914	2/3/2026
BENIGNO MALDONADO	26-00106	2026 EYECARE REIMB MALDONADO	258.33	37915	2/3/2026
SARAH MALDONADO	26-00107	SCANNING HELP 15 HOURS @ \$18	270.00	37916	2/3/2026
MARINA'S PIZZA	26-00109	PIZZA FOR VALENTINE LUNCHEON	600.00	37917	2/3/2026
MCDONALD & MCDONALD INC	26-00094	PARTS, LABOR REPAIR TRUCK #18	4,785.92	37918	2/3/2026
MONROE PRINTING & PHOTOGRAPHY	26-00110	BROCHURES & ENV IN SPAN & ENGL	497.00	37919	2/3/2026
MONTGOMERY OVERALL	25-03129	2025 DAR & HWY SERVICES	95.80	37920	2/3/2026
MONTGOMERY OVERALL	26-00111	JAN 2026 FLOOR MATS	87.50	37920	2/3/2026
EDWIN MORALES	26-00112	SENIOR CENTER DECORATIONS	47.50	37921	2/3/2026
JOHN MULLIGAN	26-00095	2026 CLOTHING ALLOW MULLIGAN	219.69	37922	2/3/2026
MUNISTAT	26-00113	2025 BAN	600.00	37923	2/3/2026
MONROE-WOODBURY CENTRAL SCHOOL	25-03141	DEC 2025 FUEL SERVICES	6,637.06	37924	2/3/2026
NEW YORK COMMUNICATION CO INC	26-00096	JAN 2026 HWY RADIOS	948.00	37925	2/3/2026
NYS EMPLOYEES HEALTH INSURANCE	26-00050	FEBRUARY 2026 PREMIUM	122,904.93	37926	2/3/2026
ORANGE COUNTY ELEVATOR	26-00115	ELEVATOR REPAIR	975.00	37927	2/3/2026
OCCUPATIONAL SERVICES	26-00097	FIRST AID RESTOCK	157.44	37928	2/3/2026
OC HIGHWAY SUPT. ASSOCIATION	26-00098	2026 OCHA MEMBERSHIP DUES	150.00	37929	2/3/2026
OPTIMUM	26-00114	FEB 2026 INTERNET, PHONE, TV	402.77	37930	2/3/2026
ORANGE & ROCKLAND UTILITIES	25-03152	DEC 2025 GAS USAGE	7,907.62	37931	2/3/2026
OFFICE OF THE STATE COMPTROLLER	25-03126	DECEMBER 2025 COURT FEES	2,784.00	37932	2/3/2026
PACE ANALYTICAL SERVICES, LLC	26-00117	MSV, HALOACETIC ACIDS, NB METAL	739.00	37933	2/3/2026
PARTNERS IN SAFETY	25-03145	DEC 2025 EMPLOYEE EVALUATION	97.00	37934	2/3/2026



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: February 23, 2026

Abstract #26-03 Gen

TOTAL

\$6,382,435.29

Vendor	PO #	Description	Amount	Check Id	Check Date
PARTNERS IN SAFETY	26-00118	2026 FEE FOR DRUG & ALCHL PRGR	754.00	37934	2/3/2026
DAWN POSTIGLIONE	26-00058	YOGA INSTRUCTOR	272.00	37935	2/3/2026
PRO TOOL INC. GOSHEN	25-03150	DEC 2025 SUPPLIES & MATERIALS	280.60	37936	2/3/2026
PURCHASE POWER	25-03128	DEC 2025 METER REFILL	163.77	37937	2/3/2026
JEAN M. RABBITT	25-03127	DEC 2025 JUSTICE COURT BOOKS	500.00	37938	2/3/2026
J LOUIS RIVERA	26-00119	NEWLY ELECTED OFF SCHOOL	628.80	37939	2/3/2026
SCHMIDTS WHOLESALE	25-03146	DEC 2025 SUPPLY PURCHASES	881.82	37940	2/3/2026
SOUTH CENTRAL PLANNING & DEVEL	26-00120	JAN 26 PERMIT & PROPERTY	490.42	37941	2/3/2026
SHOPRITE SUPERMARKETS, INC.	25-03130	NOV-DEC 2025 PURCHASES	411.11	37942	2/3/2026
ELIZABETH A SMITH	26-00059	2026 MED B REIM 1/26 HLTH INSU	143.26	37943	2/3/2026
TOWN OF MONROE SOLAR FARM LLC	25-03149	DEC 2025 SOLAR ELECTRICITY	8,155.15	37944	2/3/2026
STAPLES BUSINESS ADVANTAGE	26-00121	OFFICE SUPPLIES	325.23	37945	2/3/2026
STONE INDUSTRIES, INC	26-00122	6.3 TON WINTER ASPHALT TOP COU	772.50	37946	2/3/2026
STRAUB'S WELDING, INC.	26-00123	PLOW WING REPAIR TRUCK #18	2,125.00	37947	2/3/2026
THAT TOOL GUY LLC	25-03147	DEC 2025 SUPPLY PURCHASE	419.75	37948	2/3/2026
THAT TOOL GUY LLC	26-00124	VARIOUS SOCKETS FOR SHOP	1,002.50	37948	2/3/2026
TIFCO INDUSTRIES, INC.	26-00125	ANTI SLIP TAPE & LOCKOUT TAG	106.90	37949	2/3/2026
TOSHIBA BUSINESS SOLUTIONS-NY	26-00127	COPIER	159.61	37950	2/3/2026
TRAFFIC SAFETY & EQUIPMENT CO.	26-00129	PARTS TRUCK #23	1,057.22	37951	2/3/2026
TOWN OF WOODBURY	26-00130	VET BILL 1/8/2026	415.24	37952	2/3/2026
UDIG NY, INC	25-03148	OCT-DEC 2025 SERVICES	88.04	37953	2/3/2026
USA BLUEBOOK	26-00133	PRESSURE GUAGE	129.95	37954	2/3/2026
VERIZON WIRELESS	26-00134	12/11/25-1/10/26 CELL PHONES	624.55	37955	2/3/2026
KIRK VILLACRES	26-00136	2026 CLOTHING ALLOW VILLACRES	109.98	37956	2/3/2026
WECHSLER POOL & SUPPLY CO.	26-00138	11 5 GAL CHLORINE CARBOYS	294.25	37957	2/3/2026
WERNER'S ACE HARDWARE #17435	26-00137	PROPANE TANK FILL & HOSE NOZZ	292.82	37958	2/3/2026
TAMARA WRENN	26-00139	JAN 2026 EXERCISE CLASSES	374.00	37959	2/3/2026
MONROE-WOODBURY CENTRAL SCHOO	25-03156	FUEL FOR VEHICLES	804.63	37960	2/3/2026
AGL WELDING SUPPLY, INC.	26-00159	JAN 2026 SUPPLIES & MATERIALS	92.31	37961	2/17/2026
AMAZON CAPITAL SERVICES	26-00145	JAN 2026 AMAZON PURCHASES	1,263.09	37962	2/17/2026
AMTHORS WELDING SERVICE INC	26-00160	JAN 2026 SUPPLIES & MATERIALS	90.48	37963	2/17/2026
APALACHEE, LLC	26-00161	JAN 2026 ROCK ROAD SALT	9,240.26	37964	2/17/2026
AUTOPRO	26-00162	JAN 2026 VEHICLE SUPPLIES	23.74	37965	2/17/2026
BADGER METER	26-00163	JAN 2026 METER SERVICE	378.30	37966	2/17/2026
BECKS HOME & GARDEN CORP	26-00142	JAN 2026 SUPPLIES & MATERIALS	265.59	37967	2/17/2026
CALLAHAN & NANNINI QUARRY, INC	26-00164	JAN & FEB 2026 MATERIALS	2,390.85	37968	2/17/2026
CAMPBELL FREIGHTLINER	26-00165	JAN 2026 SUPPLIES FOR TRUCKS	486.26	37969	2/17/2026
CHOICE DISTRIBUTION, INC	26-00166	JAN 2026 SHOP SUPPLY ORDER	2,499.29	37970	2/17/2026



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: February 23, 2026

Abstract #26-03 Gen

TOTAL

\$6,382,435.29

Vendor	PO #	Description	Amount	Check Id	Check Date
CROWN CASTLE FIBER, LLC	26-00218	FEB2026 INTERNET SERVICE	625.00	37971	2/17/2026
DAMATO BRO TRUCKING INC	26-00208	1998 MACK DUMP TRUCK VIN 0193	30,000.00	37972	2/17/2026
JOSEPH DEROSE	26-00167	FEB 2026 UNIFORM REIMBURSEMENT	354.50	37973	2/17/2026
EM BENEFITS	26-00212	MARCH 2026 PREMIUM	171.01	37974	2/17/2026
EXPANDED SUPPLY PRODUCTS INC.	26-00168	FEB 2026 SUPPLY PURCHASE	546.30	37975	2/17/2026
FASTENAL COMPANY	26-00169	JAN 2026 SUPPLY PURCHASES	62.62	37976	2/17/2026
FEERICK NUGENT MACCARTNEY PLLC	26-00205	DEC 2025	21,510.30	37977	2/17/2026
FOX LEDGE, INC.	26-00170	FEB 2026 WATER SERVICES	56.36	37978	2/17/2026
FRONTIER	26-00219	TELEPHONE FEB 2026	404.28	37979	2/17/2026
GABRIELLI TRUCK SALES	26-00171	JAN 2026 TRUCK SUPPLIES	341.66	37980	2/17/2026
HARRIMAN ARMY-NAVY, INC.	26-00172	2026 CLOTHING ALLOWANCE	853.92	37981	2/17/2026
H. O. PENN MACHINERY CO., INC.	26-00174	JAN 2026 PARTS & LABOR	838.33	37982	2/17/2026
HOME DEPOT CREDIT SERVICES	26-00144	JAN 2026 CREDIT CARD PURCHASES	212.79	37983	2/17/2026
INTERSTATE WASTE SERVICES, INC	26-00151	JAN 2026 WASTE SERVICES	218,332.63	37984	2/17/2026
KNOW HOW AUTO SUPPLY, LLC	26-00175	JAN & FEB 2026 SUPPLIES & MAT.	1,118.71	37985	2/17/2026
KONICA MINOLTA BUSINESS	26-00220	BIZHUB JAN 2026	376.90	37986	2/17/2026
MONROE FREE LIBRARY	26-00190	2025 LIBRARY CONTRACT	1,531,325.00	37987	2/17/2026
LOYAL TIRE & AUTO CENTER, INC.	26-00209	SERVICE FOR BUS #44, 46 & 47	1,693.81	37988	2/17/2026
LOYAL TIRE & AUTO CENTER, INC.	26-00223	AIR FILTER, WIPER BLADES	99.18	37988	2/17/2026
MARINA'S PIZZA	26-00210	2/12/26 SR CTR EXTRA TRAY	60.00	37989	2/17/2026
MARTINEZ, CARLOS	26-00229	REIMBURSE DOT PHYSICAL FEE	90.00	37990	2/17/2026
MHE ENGINEERING	26-00158	2026 GENERAL ENGINEERING	2,707.10	37991	2/17/2026
MHE ENGINEERING	26-00176	JAN 2026 ENGINEERING SERVICES	6,438.53	37991	2/17/2026
THOR R. MIDTBO	26-00185	2026 LICENSE RENEWAL	210.50	37992	2/17/2026
MONROE JOINT PARK & RECREATION	26-00181	2026 TOWN SHARE JOINT ACTIVITY	341,000.00	37993	2/17/2026
MONROE JOINT FIRE DISTRICT	26-00188	2026 FIRE DISTRICT CONTRACT	2,403,643.11	37994	2/17/2026
MONROE PRINTING & PHOTOGRAPHY	26-00203	FEB 2026 SUPPLIES PURCHASE	445.00	37995	2/17/2026
MONTAGUE TOOL & SUPPLY CO, INC	26-00178	JAN 2026 SUPPLY PURCHASE	119.92	37996	2/17/2026
MONTGOMERY OVERALL	26-00179	JAN 2026 OVERALL SERVICES	103.50	37997	2/17/2026
MOODNA BASIN JOINT O&M	26-00183	2026 MOODNA JOINT ACTIVITY	731,699.66	37998	2/17/2026
JOHN MULLIGAN	26-00177	JAN & FEB UNIFORM REIMBURSEMENT	634.90	37999	2/17/2026
MONROE-WOODBURY CENTRAL SCHOO	26-00230	JAN 2026 FUEL	10,076.07	38000	2/17/2026
NY RURAL WATER ASSOCIATION	26-00182	2026 ANNUAL MEMBERSHIP DUES	313.00	38001	2/17/2026
NEW YORK COMMUNICATION CO INC	26-00180	FEB 2026 RADIO BILLING	948.00	38002	2/17/2026
NEW YORK COMMUNICATION CO INC	26-00231	FEB 2026 GPSA SERVICE	708.00	38002	2/17/2026
NYSBOC-ROCKLAND COUNTY CHAPTER	26-00157	2026 ANNUAL DUES & CLASS REG	350.00	38003	2/17/2026
NYS EMPLOYEES HEALTH INSURANCE	26-00215	MARCH 2026 PREMIUM	126,203.76	38004	2/17/2026
OC COMMISSIONER OF FINANCE	26-00202	2026 TAX BILLS	921.75	38005	2/17/2026



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: February 23, 2026

Abstract #26-03 Gen

TOTAL

\$6,382,435.29

Vendor	PO #	Description	Amount	Check Id	Check Date
OPTIMUM	26-00211	FEB 2026 INTERNET AND PHONE	312.56	38006	2/17/2026
PACE ANALYTICAL SERVICES, LLC	26-00184	FEB 2026 SERVICES	233.00	38007	2/17/2026
PARTNERS IN SAFETY	26-00232	PRE EMPLOYMENT - MARTINEZ	53.00	38008	2/17/2026
HARRY F. ROTOLO & SONS, INC.	26-00173	FEB 2026 ELECTRICAL SERVICES	1,138.37	38009	2/17/2026
FRANCISCA TAPIA-SANTOS	26-00152	2026 EYE CARE REIMBURSEMENT	500.00	38010	2/17/2026
THE ANIMAL RIGHTS ALLIANCE INC	26-00204	JAN 2026 SPAY & NEUTER	250.00	38011	2/17/2026
THRUWAY	26-00189	JAN 2026 CLOTHING ALLOWANCE	349.96	38012	2/17/2026
TILCON NEW YORK INC.	26-00186	2025 SUPPLIES & MATERIALS	3,628.31	38013	2/17/2026
GANNETT NEW YORK/NEW JERSEY	26-00004	PUBLIC NOTICES 2026	90.05	38014	2/17/2026
TOSHIBA BUSINESS SOLUTIONS-NY	26-00191	FEB 2026 MONTHLY SERVICES	23.71	38015	2/17/2026
TOSHIBA BUSINESS SOLUTIONS-NY	26-00233	COPIERS FEB 2026	123.65	38015	2/17/2026
TOWN OF MONROE	26-00193	2026 TRANSFERS TO RESERVES-VOID	0.00	38016	2/17/2026
TOWN OF MONROE	26-00194	2026 LOCAL BUS RESERVE H029-VOID	0.00	38016	2/17/2026
USA BLUEBOOK	26-00192	FEB 2026 SERVICES & MAINTENANC	779.84	38017	2/17/2026
VILLAGE OF KIRYAS JOEL	26-00187	2026 WD #17 RE-LEVY FR COUNTY	6,896.61	38018	2/17/2026
BENIGNO MALDONADO	26-00234	20 YEAR LONGEVITY PAYMENT	1,000.00	38019	2/17/2026
TOWN OF MONROE	26-00193	2026 TRANSFERS TO RESERVES	77,500.00	38020	2/18/2026
TOWN OF MONROE	26-00194	2026 LOCAL BUS RESERVE H029	5,000.00	38021	2/18/2026
			6,382,435.29		

1. Budget Transfer

Subject

7.1. Budget Transfer Abstract #2025-16

Meeting

March 2, 2026 - Monroe Town Board Meeting Agenda

Type

Action (Resolution)

Budget Transfer Abstract #2025-16

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Budget Transfer Abstract #2025-16 totaling \$10,929.20 for Expenditure Adjustments.

ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: February 17, 2026

ABSTRACT 2025-16

2025 EXPENDITURE ADJUSTMENTS

Requested By:Justice Court

DATE GL NO. DESCRIPTION Account Trans In Trans Out

2/5/2026 JUSTICE COURT CONTRACTUAL A000-1110-4500-00 500.00

JUSTICE COURT OTHER EXPENSES A000-1110-4109-00 500.00

JUSTICE COURT EDUCATION, DUES,MTGS A000-1110-4189-00 5.00

JUSTICE COURT IT SUPPORT A000-1110-4223-00 5.00

JUSTICE COPIER & POSTAGE LEASE A000-1110-4500-03 484.53

JUSTICE COURT IT SUPPORT A000-1110-4223-00 484.53

JUSTICE COURT PS FULL-TIME A000-1110-1020-00 9,939.67

9,939.67

10,929.20 10,929.20

1. 2025-16



ABSTRACT 2025-16

Requested By: JUSTICE COURT

Page 45 of 181

2. Budget Transfer

Subject

7.2. Budget Transfer Abstract #2025-17

Meeting

March 2, 2026 - Monroe Town Board Meeting Agenda

Type

Action (Resolution)

Budget Transfer Abstract #2025-17

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Budget Transfer Abstract #2025-17 totaling \$148,474.65 for Expenditure Adjustments.

ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: February 17 , 2026

ABSTRACT 2025-17

2025 EXPENDITURE ADJUSTMENTS

DATE GL NO. DESCRIPTION Account Trans In Trans Out

2/5/2026 Town Council IT Support A000-1010-4223-00 62.50

Town Council Other Expense A000-10110-4109-00 62.50

Town Council Contractual A000-1010-4500-00 47.98

Town Council Other Expenses A000-1010-4109-00 47.98

Supervisor PS Full Time Employees A000-1220-1020-01 2,564.64

Supervior PS A000-1220-1001-00 2,564.64

Budget Officer PS A000-1340-1010-00 1,908.00

Budget Officer PS PT Employee A000-13440-1030-00 1,908.00

Assessor Equipment A000-1355-2000-00 1,917.67

Assessor Education, Dues, Mtgs A000-1355-4189-00 1,917.67

Town Clerk TARA Spray & Neuter A00-1410-4891-00 571.50

Town Clerk Education, Dues, Meetings A000-1410-4189-00 102.75

Town Clerk IT Support A000-1410-4223-00 468.75

HR Consultant A000-1430-4500-00 7,267.58

Hospital & Medical Insurance A000-9060-8000-00 7,267.58

Shared Services Gas & Electric Snr Cntr A000-1620-4210-00 2,774.68

Shared Services Gas & Electric 1465 A000-1620-4210-08 2,774.68

Shared Services Water Usage A000-1620-4240-00 52.00

Shared Services Refuse 1465 A000-1620-4230-00 52.00

Shared Services Building Security A000-1620-4260-00 660.00

Shared Services Refuse 1465 A000-1620-4230-00 660.00
 Shared Services Fire Inspections A000-1620-4271-00 10.00
 Shared Services Refuse 1465 A000-1620-4230-00 10.00
 Shared Services Building Repair & Maint A000-1620-4303-00 5,921.92
 Shared Services Gas & Electric 1465 A000-1620-4210-08 5,921.92
 ABSTRACT OF BUDGET TRANSFERS
 TOWN OF MONROE
 DATE OF AUDIT: February 17 , 2026 ABSTRACT 2025-17
 2025 EXPENDITURE ADJUSTMENTS
 Requested By:
 Theater Building Elevator Inspection/Maint A000-1622-4270-00 250.00
 Theater Building Sewer Assessment A000-1622-1950-00 250.00
 Theater Building Repair & Maintenance A000-1622-4303-00 7,575.91
 Hospital & Medical Insurance A000-9060-8000-00 7,575.91
 Central Printing Postage A000-1670-4400-00 3,974.82
 Central Data Equipment A000-1680-2000-00 3,974.82
 Central Data Processing Internet A000-1680-4222-00 312.59
 Central Communication Phones A000-1650-4220-00 312.59
 Ambulance EMT Coverage A000-4540-4502-00 22,208.57
 Ambulance Adv. Life Support Intercep A000-4540-4503-00 22,145.00
 Ambulance Auto Insurance A000-4540-4600-00 63.57
 Parks Other Expenses A000-7110-4109-00 17,786.82
 Parks Equipment A000-7110-2000-00 2,300.00
 Alex Smith Pav. Repair & Maintenance A000-7120-4303-00 10,746.12
 Parks & Cemetery Repair & Maintenance A000-7110-4303-00 2,872.75
 Mombasha Park Engineering A000-7121-4020-00 1,867.95
 Mombasha Park Refuse A000-7121-4230-00 2,130.67
 Mombasha Park Engineering A000-7121-4020-00 2,130.67
 O&R Property Refuse A000-7126-4230-00 1,367.13
 O&R Property Repair & Maintenance A000-7126-4303-00 1,367.13
 Senior Center Events & Gatherings A000-7620-4106-00 345.81
 Senior Center Equipment A000-7620-2000-00 345.81
 Senior Center Building Repair & Maint. A000-7620-4303-00 178.85
 Senior Center Woodshop A000-7620-4303-02 178.85
 Senior Center Contractual A000-7620-4500-00 88.00
 Senior Center Non-Routine Maint. A000-7620-4303-03 88.00
 State Retirement A000-9010-8000-00 67,441.00
 Hospital & Medical Insurance A000-9060-8000-00 67,441.00

Disability Insurance A000-9055-8000-00 1,056.01 1,056.01
Hospital & Medical Insurance A000-9060-8000-00
148,474.65 148,474.65

1. 2025-17

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Budget Transfer Abstract #2025-17 totaling \$148,474.65 for Expenditure Adjustments.



ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: February 17 , 2026

ABSTRACT 2025-17

2025 EXPENDITURE ADJUSTMENTS

Requested By:

DATE	GL NO.	DESCRIPTION	Account	Trans In	Trans Out
2/5/2026		Town Council IT Support	A000-1010-4223-00	62.50	
		Town Council Other Expense	A000-10110-4109-00		62.50
		Town Council Contractual	A000-1010-4500-00	47.98	
		Town Council Other Expenses	A000-1010-4109-00		47.98
		Supervisor PS Full Time Employees	A000-1220-1020-01	2,564.64	
		Supervior PS	A000-1220-1001-00		2,564.64
		Budget Officer PS	A000-1340-1010-00	1,908.00	
		Budget Officer PS PT Employee	A000-13440-1030-00		1,908.00
		Assessor Equipment	A000-1355-2000-00	1,917.67	
		Assessor Education, Dues, Mtgs	A000-1355-4189-00		1,917.67
		Town Clerk TARA Spray & Neuter	A00-1410-4891-00	571.50	
		Town Clerk Education, Dues, Meetings	A000-1410-4189-00		102.75
		Town Clerk IT Support	A000-1410-4223-00		468.75
		HR Consultant	A000-1430-4500-00	7,267.58	
		Hospital & Medical Insurance	A000-9060-8000-00		7,267.58
		Shared Services Gas & Electric Snr Cntr	A000-1620-4210-00	2,774.68	
		Shared Services Gas & Electric 1465	A000-1620-4210-08		2,774.68
		Shared Services Water Usage	A000-1620-4240-00	52.00	
		Shared Services Refuse 1465	A000-1620-4230-00		52.00
		Shared Services Building Security	A000-1620-4260-00	660.00	
		Shared Services Refuse 1465	A000-1620-4230-00		660.00
		Shared Services Fire Inspections	A000-1620-4271-00	10.00	
		Shared Services Refuse 1465	A000-1620-4230-00		10.00
		Shared Services Building Repair & Maint	A000-1620-4303-00	5,921.92	
		Shared Sevices Gas & Electric 1465	A000-1620-4210-08		5,921.92

	Theater Building Elevator Inspection/Maint	A000-1622-4270-00	250.00	
	Theater Building Sewer Assessment	A000-1622-1950-00		250.00
	Theater Building Repair & Maintenance	A000-1622-4303-00	7,575.91	
	Hospital & Medical Insurance	A000-9060-8000-00		7,575.91
	Central Printing Postage	A000-1670-4400-00	3,974.82	
	Central Data Equipment	A000-1680-2000-00		3,974.82
	Central Data Processing Internet	A000-1680-4222-00	312.59	
	Central Communication Phones	A000-1650-4220-00		312.59
	Ambulance EMT Coverage	A000-4540-4502-00	22,208.57	
	Ambulance Adv. Life Support Intercep	A000-4540-4503-00		22,145.00
	Ambulance Auto Insurance	A000-4540-4600-00		63.57
	Parks Other Expenses	A000-7110-4109-00	17,786.82	
	Parks Equipment	A000-7110-2000-00		2,300.00
	Alex Smith Pav. Repair & Maintenance	A000-7120-4303-00		10,746.12
	Parks & Cemetery Repair & Maintenance	A000-7110-4303-00		2,872.75
	Mombasha Park Engineering	A000-7121-4020-00		1,867.95
	Mombasha Park Refuse	A000-7121-4230-00	2,130.67	
	Mombasha Park Engineering	A000-7121-4020-00		2,130.67
	O&R Property Refuse	A000-7126-4230-00	1,367.13	
	O&R Property Repair & Maintenance	A000-7126-4303-00		1,367.13
	Senior Center Events & Gatherings	A000-7620-4106-00	345.81	
	Senior Center Equipment	A000-7620-2000-00		345.81
	Senior Center Building Repair & Maint.	A000-7620-4303-00	178.85	
	Senior Center Woodshop	A000-7620-4303-02		178.85
	Senior Center Contractual	A000-7620-4500-00	88.00	
	Senior Center Non-Routine Maint.	A000-7620-4303-03		88.00
	State Retirement	A000-9010-8000-00	67,441.00	
	Hospital & Medical Insurance	A000-9060-8000-00		67,441.00
	Disability Insurance	A000-9055-8000-00	1,056.01	1,056.01
	Hospital & Medical Insurance	A000-9060-8000-00		
			148,474.65	148,474.65

3. Budget Transfer

Subject

7.3. Budget Transfer Abstract #2025-18

Meeting

March 2, 2026 - Monroe Town Board Meeting Agenda

Type

Action (Resolution)

Budget Transfer Abstract #2025-18

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Budget Transfer Abstract #2025-18 totaling \$12,047.85 for Expenditure Adjustments.

ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: February 17, 2026

ABSTRACT 2025-18

2025 EXPENDITURE ADJUSTMENTS

Requested By: Planning/ZBA

DATE GL NO. DESCRIPTION Account Trans In Trans Out

2/12/2026 MS4 Annual Report B000-1440-4020-01 982.65

Engineering - General & Administrative B000-1440-4020-00 982.65

Zoning Legal General & Administrative B000-8010-4010-00 5,925.00

Zoning Equipment B000-8010-2000-00 2,343.75

Zoning Board PS Members B000-8010-1020-00 3,581.25

Planning Legal General & Administrative B000-8020-4010-00 921.35

Zoning Board PS Members B000-8010-1020-00 921.35

Planning Engineering General & Admin. B000-8020-4020-00 890.85

Planning Legal Lawsuits B000-8020-4010-01 890.85

State Retirement B000-9010-8000-00 3,328.00

Planning Legal Lawsuits B000-8020-4010-01 3,328.00

12,047.85 12,047.85

1. 2025-18



ABSTRACT 2025-18

2025 EXPENDITURE ADJUSTMENTS

Requested By: Planning/ZBA

Page 52 of 181

1. Audit of Claims

Subject	8.1. Escrow Fund Abstract of Audited Vouchers #26-02
----------------	---

Meeting	March 2, 2026 - Monroe Town Board Meeting Agenda
---------	--

Type	Action (Resolution)
------	---------------------

Escrow Fund Abstract of Audited Vouchers #26-02

2026-#124

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Abstract of Audited Vouchers Escrow Fund #26-02 totaling \$22.104.35.

1. 26-02 escrow



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

Escrow

DATE OF AUDIT: MARCH 2, 2026

Abstract #26-02 Escrow

Total Claims: \$ 22,104.35

Vendor	PO #	Description	Amount	Check Id	Check Date
ASHLEY N TORRE LAW PLLC	25-02880	Tectonic - Verizon	250.00	2271	3/2/2026
MHE ENGINEERING	25-00578	Lands of Leva	655.95	2274	3/2/2026
MHE ENGINEERING	25-00580	Tesla	322.50	2274	3/2/2026
MHE ENGINEERING	25-00581	Walmart	211.50	2274	3/2/2026
MHE ENGINEERING	25-00953	Eagle View Estates	646.80	2274	3/2/2026
MHE ENGINEERING	25-00953	Eagle View Estates	77.60	2274	3/2/2026
MHE ENGINEERING	25-00953	Eagle View Estates	2,031.70	2274	3/2/2026
MHE ENGINEERING	25-00956	127 Seven Springs	927.50	2274	3/2/2026
MHE ENGINEERING	25-00956	127 Seven Springs	1,300.75	2274	3/2/2026
MHE ENGINEERING	25-00958	Henry Farm	518.10	2274	3/2/2026
MHE ENGINEERING	25-00958	Henry Farm	1,195.00	2274	3/2/2026
MHE ENGINEERING	25-00959	94 Seven Springs	912.20	2274	3/2/2026
MHE ENGINEERING	25-00959	94 Seven Springs	97.00	2274	3/2/2026
MHE ENGINEERING	25-00960	Walmart	537.50	2274	3/2/2026
MHE ENGINEERING	25-00964	Lands of Leva	673.30	2274	3/2/2026
MHE ENGINEERING	25-00969	290 Mountainview Dr	685.00	2274	3/2/2026
MHE ENGINEERING	25-00970	Kiryas Joel Cemetery	708.60	2274	3/2/2026
MHE ENGINEERING	25-00971	O&R SubStation	760.85	2274	3/2/2026
MHE ENGINEERING	25-00971	O&R SubStation	1,702.70	2274	3/2/2026
MHE ENGINEERING	25-00972	Raywood M&M LLC	595.70	2274	3/2/2026
MHE ENGINEERING	25-00972	Raywood M&M LLC	17.50	2274	3/2/2026
MHE ENGINEERING	25-01298	Henry Farms	1,973.30	2274	3/2/2026
MHE ENGINEERING	25-01303	M. Hirsch	556.90	2274	3/2/2026
MHE ENGINEERING	25-01306	290 Mountainview Ave Subdivisi	637.60	2274	3/2/2026
MHE ENGINEERING	25-01308	Raywood M&M LLC	894.50	2274	3/2/2026
MHE ENGINEERING	25-02882	Tectonic - Verizon	194.00	2274	3/2/2026
MHE ENGINEERING	25-02884	Golden Delite Bakery	620.80	2274	3/2/2026
MHE ENGINEERING	25-02885	Henry Farms	1,569.50	2274	3/2/2026
MHE ENGINEERING	25-02886	Hirsch - 47 Seven Springs	194.00	2274	3/2/2026
MHE ENGINEERING	25-02888	290 Mountainview Dr	97.00	2274	3/2/2026
MHE ENGINEERING	25-02889	O&R Substation	291.00	2274	3/2/2026
MHE ENGINEERING	25-02890	Raywood M&M LLC	54.00	2274	3/2/2026
MHE ENGINEERING	25-02891	Manuelpallai Subdivision	194.00	2274	3/2/2026



TOWN OF MONROE
DATE OF AUDIT: MARCH 2, 2026

ABSTRACT OF AUDITED VOUCHERS

Escrow

Abstract #26-02 Escrow

Total Claims: \$ 22,104.35

TOTAL

22,104.35

2. Audit of Claims

Subject **8.2. General Fund Abstract of Audited Vouchers #26-04**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Motion to approve Abstract of Audited Claims #26-04 totaling \$171,570.68.

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve Abstract of Audited Claims #26-04 totaling \$171,570.68.

1. 26-04 GEN



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: MARCH 2, 2026

Abstract #26-04 Gen

TOTAL

\$171,570.68

Vendor	PO #	Description	Amount	Check Id	Check Date
CALLAHAN & NANNINI QUARRY, INC	26-00308	55.08 TON GRANITE SAND	1,101.60	38022	3/2/2026
CHEMUNG SUPPLY CORP	26-00309	CHAIN BAR & REP. LINK-TRUCK #5	2,519.32	38023	3/2/2026
COLLIERS ENGINEERING & DESIGN	26-00310	SAPPHIRE LAKE DAM ENGINEERING	1,718.75	38024	3/2/2026
DOC PROFESSIONAL CLEANING SERV	26-00311	FEB 2026 CLEANING SERVICES	4,590.00	38025	3/2/2026
DRAKE LOEB PLLC	25-03125	Legal General & Admin	2,511.34	38026	3/2/2026
DRAKE LOEB PLLC	25-03159	Planning Board vs Summercrest	4,402.57	38026	3/2/2026
FASTENAL COMPANY	26-00312	HOSE ENDS - SHOP	191.36	38027	3/2/2026
FOX LEDGE, INC.	26-00313	2/19/26 WATER	52.19	38028	3/2/2026
MARTIN FREDERICKS	26-00314	2/2/26-2/24/26 CLASSES	396.00	38029	3/2/2026
FREEMAN'S AUTO & TIRE	26-00315	OIL CHANGE, MOUNT & BAL TIRES	238.90	38030	3/2/2026
HARRIMAN ARMY-NAVY, INC.	26-00317	2026 CLOTHING - LUCAS MAHRAN	170.96	38031	3/2/2026
HARRIS BEACH MURTHA CULLINA	26-00316	JAN 2026 ATTORNEY FEES	10,500.00	38032	3/2/2026
HARRIS BEACH MURTHA CULLINA	26-00316	CERCLA LITIGATIONS 445846	16,217.50	38032	3/2/2026
HARRIS BEACH MURTHA CULLINA	26-00316	DIV-ASSETS TWM PALM TREE445537	4,062.50	38032	3/2/2026
HARRIS BEACH MURTHA CULLINA	26-00316	ENERGY ISSUES 445854	3,022.50	38032	3/2/2026
HARRIS BEACH MURTHA CULLINA	26-00316	PARISH PROP MNGMT ART 78 44605	1,560.00	38032	3/2/2026
HARRIS BEACH MURTHA CULLINA	26-00316	RYE HILL- APPEAL 446136	1,787.50	38032	3/2/2026
JAKE HOULE	26-00319	FEB 2026 PUBLIC INFO SERV- 4HR	68.00	38033	3/2/2026
HUDSON VALLEY CEO CONFERENCE	26-00318	2026 HVCEOEC ANNUAL CONFERENCE	385.00	38034	3/2/2026
DIANE JANSSENS	26-00320	FEB 2026 AEROBICS	64.00	38035	3/2/2026
KNOW HOW AUTO SUPPLY, LLC	26-00321	AIR FILTER & FUNNEL - SHOP	49.45	38036	3/2/2026
KNOW HOW AUTO SUPPLY, LLC	26-00321	WIPERS - TRUCK #20	107.96	38036	3/2/2026
KNOW HOW AUTO SUPPLY, LLC	26-00321	10 WIPER BLADES - SHOP	219.90	38036	3/2/2026
MHE ENGINEERING	25-02883	Engineering Admin	300.00	38037	3/2/2026
THOR R. MIDTBO	26-00322	2026 EYECARE - MIDTBO	128.10	38038	3/2/2026
THOR R. MIDTBO	26-00322	2026 EYECARE - MIDTBO	176.90	38038	3/2/2026
MILLENNIUM STRATEGIES	26-00323	FEB 2026 GRANT WRITING	3,300.00	38039	3/2/2026
MONROE PRINTING & PHOTOGRAPHY	26-00324	TOM HWY/WATER DEPT ENVELOPES	258.00	38040	3/2/2026
MONROE PRINTING & PHOTOGRAPHY	26-00325	BUSINESS CARDS- RICHARDSON	59.00	38040	3/2/2026
MONROE PRINTING & PHOTOGRAPHY	26-00325	BUSINESS CARDS- MAJANO	59.00	38040	3/2/2026
MONROE PRINTING & PHOTOGRAPHY	26-00325	BUSINESS CARDS- LAWRENCE	59.00	38040	3/2/2026
NYSAMCC, INC.	26-00326	NYS MAGISTRATES DUES -SCHWARTZ	215.00	38041	3/2/2026
NYSAMCC, INC.	26-00326	NYS MAGISTRATES DUES -CAPPOLA	120.00	38041	3/2/2026



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: MARCH 2, 2026

Abstract #26-04 Gen

TOTAL

\$171,570.68

Vendor	PO #	Description	Amount	Check Id	Check Date
OPTIMUM	26-00327	FEB 2026 PHONE/INTERNET	282.70	38042	3/2/2026
OPTIMUM	26-00327	FEB 2026 TV	27.31	38042	3/2/2026
ORANGE & ROCKLAND UTILITIES	26-00268	JAN 2026 GAS USAGE 09030-10015	3,178.51	38043	3/2/2026
ORANGE & ROCKLAND UTILITIES	26-00268	JAN 2026 GAS USAGE 52771-14016	472.04	38043	3/2/2026
ORANGE & ROCKLAND UTILITIES	26-00268	JAN 2026 GAS USAGE 52981-14007	724.99	38043	3/2/2026
ORANGE & ROCKLAND UTILITIES	26-00268	JAN 2026 GAS USAGE 53191-14009	5,196.56	38043	3/2/2026
ORANGE & ROCKLAND UTILITIES	26-00270	JAN 2026 58872-47333-3	79.76	38044	3/2/2026
PARTNERS IN SAFETY	26-00328	CDL PRE EMP DRUG TEST- BEGEN.G	53.00	38045	3/2/2026
DAWN POSTIGLIONE	26-00329	FEB 2026 YOGA CLASSES	170.00	38046	3/2/2026
J LOUIS RIVERA	26-00330	2/14-2/17 MEAL REIMBURSEMENT	68.00	38047	3/2/2026
J LOUIS RIVERA	26-00330	2/14-2/17 HOTEL REIMBURSEMENT	1,173.00	38047	3/2/2026
J LOUIS RIVERA	26-00330	2/14-2/17 PARKING REIMBURSEMEN	330.00	38047	3/2/2026
J LOUIS RIVERA	26-00330	2/14-2/17 MILEAGE - 102 MILES	73.95	38047	3/2/2026
ROGO FASTENER CO, INC.	26-00331	VARIOUS SHOP SUPPLIES	468.96	38048	3/2/2026
SHOWALTERS AUTO & EQUIPMENT	26-00332	LINK CHAIN & BAR - TRUCK #5	2,512.50	38049	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	60.39	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	463.68	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	2,069.86	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	57.59	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	52.63	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	950.55	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	13.88	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	16.78	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	248.86	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	547.65	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	75.63	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	44.76	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	393.57	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	635.34	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	594.26	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	33.33	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	11.52	38050	3/2/2026
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	295.82	38050	3/2/2026



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: MARCH 2, 2026

Abstract #26-04 Gen

TOTAL

\$171,570.68

Vendor	PO #	Description	Amount	Check Id	Check Date
TOWN OF MONROE SOLAR FARM LLC	26-00272	JAN 2026 SOLAR ELECTRICITY	478.15	38050	3/2/2026
STAPLES BUSINESS ADVANTAGE	26-00333	MANILLA FOLDERS, PENS,LEGALPAD	62.29	38051	3/2/2026
STAPLES BUSINESS ADVANTAGE	26-00333	BATTERIES	44.39	38051	3/2/2026
STAPLES BUSINESS ADVANTAGE	26-00333	HANGING FOLDERS	-23.80	38051	3/2/2026
STAPLES BUSINESS ADVANTAGE	26-00333	HP414 INK	631.03	38051	3/2/2026
STAPLES BUSINESS ADVANTAGE	26-00333	12 ROLL FILE BOX	101.19	38051	3/2/2026
STAPLES BUSINESS ADVANTAGE	26-00333	12 ROLL FILE BOX	-101.19	38051	3/2/2026
STAPLES BUSINESS ADVANTAGE	26-00333	SWIFFER, BATTERIES, POST ITS	72.92	38051	3/2/2026
STAPLES BUSINESS ADVANTAGE	26-00333	HANGING FOLDERS	71.38	38051	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/17/26	38.50	38052	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/9/26	25.00	38052	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/7/26	118.50	38052	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/9/26	25.00	38052	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/9/26	25.00	38052	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/9/26	25.00	38052	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/9/26	25.00	38052	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/9/26	45.00	38052	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/9/26	25.00	38052	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/17/26	177.48	38052	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/9/26	25.00	38052	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/9/26	25.00	38052	3/2/2026
TOWN OF WOODBURY	26-00337	VET BILL 2/9/26	25.00	38052	3/2/2026
VERIZON WIRELESS	26-00334	1/11-2/10/26 BLDG DEPT TAB	20.02	38053	3/2/2026
VERIZON WIRELESS	26-00334	1/11-2/10/26 BLDG DEPT PHONE	114.55	38053	3/2/2026
VERIZON WIRELESS	26-00334	1/11-2/10/26 HWY DEPT PHONE	83.04	38053	3/2/2026
VERIZON WIRELESS	26-00334	1/11-2/10/26 TWN BOARD PHONE	190.95	38053	3/2/2026
VERIZON WIRELESS	26-00334	1/11-2/10/26 CREDIT ON ACCOUNT	-207.02	38053	3/2/2026
VILLAGE OF MONROE	26-00263	11/01/25-1/31/26 WATER USAGE	97.95	38054	3/2/2026
VILLAGE OF MONROE	26-00263	11/01/25-1/31/26 WATER USAGE	107.66	38054	3/2/2026
VILLAGE OF MONROE	26-00263	11/01/25-1/31/26 WATER USAGE	62.17	38054	3/2/2026
VILLAGE OF MONROE	26-00263	11/01/25-1/31/26 WATER USAGE	10.92	38054	3/2/2026
VILLAGE OF MONROE	26-00263	11/01/25-1/31/26 WATER USAGE	6.53	38054	3/2/2026
VILLAGE OF MONROE	26-00263	11/01/25-1/31/26 WATER USAGE	16,042.03	38054	3/2/2026
VILLAGE OF MONROE	26-00263	11/01/25-1/31/26 WATER USAGE	41,553.62	38054	3/2/2026



ABSTRACT OF AUDITED VOUCHERS

TOWN OF MONROE

General Fund

DATE OF AUDIT: MARCH 2, 2026

Abstract #26-04 Gen

TOTAL

\$171,570.68

Vendor	PO #	Description	Amount	Check Id	Check Date
VILLAGE OF MONROE	26-00263	11/01/25-1/31/26 WATER USAGE	3,297.83	38054	3/2/2026
VILLAGE OF MONROE	26-00263	11/01/25-1/31/26 WATER USAGE	5,229.44	38054	3/2/2026
VILLAGE OF MONROE	26-00263	11/01/25-1/31/26 WATER USAGE	20,684.42	38054	3/2/2026
WILLIAMSON LAW BOOK CO.	26-00336	8.5 X 11 LAW BOOK	99.05	38055	3/2/2026
TAMARA WRENN	26-00335	FEB 2026 EXERCISE CLASSES	272.00	38056	3/2/2026

171,570.68

1. Cash Transfers

Subject

9.1. Cash Transfer Abstract

Meeting

March 2, 2026 - Monroe Town Board Meeting Agenda

Type

Action (Resolution)
Information

Cash Transfer Abstract

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe approves Cash Transfer Abstract 2026-02 in the amount of \$100,341.46. (Funds were deposited to wrong account)

CASH TRANSFERS - Tax Collector

TOWN OF MONROE

DATE OF AUDIT: February 23, 2026

ABSTRACT #CASH 2026-02

DATE GL NO. DESCRIPTION Account Trans To Trans From

Funds were deposited to wrong acct

2/23/2026 Tax Collector account XXX0747 100,341.46

Town Clerk account XXX0739 100,341.46

100,341.46 100,341.46

1. CASH 2026-02

1. New Business

Subject	10.1. PKF O'Connor Davies Audit Status and Town Budget Presentation
Meeting	March 2, 2026 - Monroe Town Board Meeting Agenda
Type	Information

1. Final External Audit Presentation - T Monroe - 2024 and 2025 Update

Town of Monroe, New York

Melissa Szot, CPA, CGMA
Partner

March 2, 2026

**KNOW
GREATER
VALUE®**

Agenda

- Audit Conclusion - December 31, 2024
 - Overview & Required Communications
 - 2024 General Fund Revenues & Expenditures Compared to Budget
 - 2024 Revenues Summary
 - 2024 Expenditures Summary
 - General Fund Balance – 5 Year History
 - Other Fund Balances
 - Debt Service – Bonds
- Audit Status – December 31, 2025

Overview & Required Communications

- Responsibility of Management & Those Charged With Governance
 - Selecting and implementing appropriate accounting policies
 - Fairly presenting the financial statements in accordance with U.S. GAAP
 - Establishing and maintaining effective internal control over financial reporting
 - Compliance with laws, regulations and provisions of contracts and agreements
 - Providing all financial records and related information to the auditors
 - Setting proper tone at the top

Overview & Required Communications

- Our Responsibility
 - Deliverable
 - Independent Auditors' Report: Unmodified Opinion
 - Required Communications to TCWG
 - Management Letter
 - Communicate any fraud or illegal acts that are noted during the audit
 - We encountered no significant difficulties in the conduct of our audit
 - No uncorrected misstatements
 - No disagreements with management
 - Timeline
 - Prelims (January 2nd – 3rd, 2025)
 - Fieldwork (March 31st – April 4th, 2025)

2024 General Fund Revenues & Expenditures Compared to Budget

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues	\$ 4,770,437	\$ 4,837,272	\$ 4,720,304	\$ (116,968)
Expenditures	<u>5,604,762</u>	<u>5,671,597</u>	<u>5,834,361</u>	<u>(162,764)</u>
Excess of Revenues Over Expenditures	<u>(834,325)</u>	<u>(834,325)</u>	<u>(1,114,057)</u>	<u>(279,732)</u>
Other Financing Sources	200,000	200,000	-	(200,000)
Other Financing Uses	<u>(80,000)</u>	<u>(80,000)</u>	<u>(80,000)</u>	<u>-</u>
Net Change in Fund Balance	(714,325)	(714,325)	(1,194,057)	<u><u>\$ (479,732)</u></u>
Fund Balance - Beginning	<u>714,325</u>	<u>714,325</u>	<u>3,541,097</u>	
Fund Balance - Ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,347,040</u></u>	

2024 Revenues Summary

	Original Budget	Final Budget	Actual	Variance With Final Budget	2023
Real property tax	\$ 2,023,615	\$ 2,023,615	\$ 2,023,615	\$ -	\$ 2,537,360
Non-property tax distribution from County	265,000	265,000	343,288	78,288	65,000
Departmental income	65,475	65,475	110,923	45,448	164,596
Property and room rental	172,365	172,365	100,147	(72,218)	108,997
Fines and forfeited bail	535,000	535,000	320,094	(214,906)	418,326
State aid - Mortgage tax	620,500	620,500	559,973	(60,527)	478,895
State aid - Bus	160,000	160,000	214,361	54,361	181,495
State aid - Other	105,475	105,475	3,620	(101,855)	718
Federal aid - ARPA	-	-	-	-	909,700
Miscellaneous - Unclassified	33,500	33,500	143,402	109,902	161,828
Transfer In - Highway Fund	200,000	200,000	-	(200,000)	-
Sub-total Major Revenues	4,180,930	4,180,930	3,819,423	(361,507)	5,026,915
<i>Other revenues</i>	<i>789,507</i>	<i>856,342</i>	<i>900,881</i>	<i>44,539</i>	<i>1,304,080</i>
Total Revenues and Other Financing Sources	\$ 4,970,437	\$ 5,037,272	\$ 4,720,304	\$ (316,968)	\$ 6,330,995

2024 Expenditures Summary

	Original Budget	Final Budget	Actual	Variance With Final Budget	2023
General Government Support:					
Justice	\$ 349,939	\$ 350,094	\$ 305,760	\$ 44,334	\$ 297,050
Town Clerk	241,350	241,357	162,986	78,371	156,453
Buildings	482,655	492,539	439,750	52,789	619,187
Contingency	60,000	23,880	-	23,880	-
<i>Other General Government Support</i>	<i>1,163,049</i>	<i>1,220,429</i>	<i>1,175,908</i>	<i>44,521</i>	<i>1,056,160</i>
Public Safety	34,242	35,465	33,693	1,772	39,623
Health - Ambulance	291,710	291,720	257,453	34,267	291,180
Transportation					
Bus operations	679,664	714,664	670,722	43,942	542,774
<i>Other transportation</i>	<i>309,232</i>	<i>308,234</i>	<i>299,156</i>	<i>9,078</i>	<i>289,160</i>
Culture and Recreation					
Mombasha park	33,100	26,317	16,317	10,000	133,197
Senior center	112,865	112,865	92,491	20,374	571,428
<i>Other Culture and Recreation</i>	<i>92,188</i>	<i>99,266</i>	<i>79,568</i>	<i>19,698</i>	<i>91,544</i>

2024 Expenditures Summary *(Continued)*

	Original Budget	Final Budget	Actual	Variance With Final Budget	2024
Home and Community Services	9,800	9,800	3,704	6,096	7,172
Employee Benefits					
Medical and dental insurance	1,031,145	1,029,069	898,906	130,163	799,286
<i>Other Employee Benefits</i>	372,976	375,051	360,433	14,618	306,169
Debt Service					
Principal - Serial bonds	162,811	162,811	162,811	-	162,811
Interest - Serial bonds	56,536	56,536	56,536	-	59,431
Interest - Bond anticipation notes	121,500	121,500	818,167	(696,667)	103,125
Total Expenditures	5,604,762	5,671,597	5,834,361	(162,764)	5,525,750
Transfers Out - Capital Projects Fund	80,000	80,000	80,000	-	381,394
<i>Transfers Out - Other Funds</i>	-	-	-	-	525,734
Total Expenditures & Other Financing Uses	<u>\$ 5,684,762</u>	<u>\$ 5,751,597</u>	<u>\$ 5,914,361</u>	<u>\$ (162,764)</u>	<u>\$ 6,432,878</u>

General Fund Balance – 5 Year History

	2024	2023	2022	2021	2020
Nonspendable					
Prepaid expenditures	\$ 121,140	\$ 111,938	\$ 98,514	\$ 94,039	\$ 81,434
Leases	-	-	8,930	-	-
Total Nonspendable	<u>121,140</u>	<u>111,938</u>	<u>107,444</u>	<u>94,039</u>	<u>81,434</u>
Restricted					
Parklands	-	20,346	-	-	-
Debt service	276,333	133,380	-	-	-
Pension benefits	-	-	7,376	7,096	331,419
Total Restricted	<u>276,333</u>	<u>153,726</u>	<u>7,376</u>	<u>7,096</u>	<u>331,419</u>
Assigned					
Purchases on order	1,581	325	-	-	-
Subsequent year's expenditure	740,000	714,000	50,000	140,000	205,000
Total Assigned	<u>741,581</u>	<u>714,325</u>	<u>50,000</u>	<u>140,000</u>	<u>205,000</u>
Unassigned	<u>1,207,986</u>	<u>2,561,108</u>	<u>3,478,160</u>	<u>2,648,241</u>	<u>2,257,894</u>
Total Fund Balance	<u>\$ 2,347,040</u>	<u>\$ 3,541,097</u>	<u>\$ 3,642,980</u>	<u>\$ 2,889,376</u>	<u>\$ 2,875,747</u>
Subsequent Year's Budget	<u>\$ 6,948,522</u>	<u>\$ 5,684,437</u>	<u>\$ 5,189,118</u>	<u>\$ 5,176,952</u>	<u>\$ 4,591,830</u>
Unassigned as a % of Budget	<u>17.4%</u>	<u>45.1%</u>	<u>67.0%</u>	<u>51.2%</u>	<u>49.2%</u>

Other Fund Balances

	Town Outside Village Fund	Highway Fund	Special Districts Fund	Capital Projects Fund	Non-Major Governmental Funds
Nonspendable - Prepaid	\$ 12,557	\$ 61,040	\$ 3,975	\$ -	\$ -
Restricted					
Special purpose - Town parklands	-	-	-	-	1,131,192
Debt Service	6,755	-	-	-	-
Special purposes	-	-	-	-	8,809
Total Restricted	6,755	-	-	-	1,140,001
Assigned					
Purchases on order	122	118,579	-	-	-
Subsequent year's expenditure	-	100,000	138,800	-	-
Advances	577,539	-	-	-	-
Governmental funds	3,491,494	3,595,878	2,095,625	-	-
Total Assigned	4,069,155	3,814,457	2,234,425	-	-
Unassigned	-	-	-	(20,493,879)	-
Total Fund Balance	\$ 4,088,467	\$ 3,875,497	\$ 2,238,400	\$ (20,493,879)	\$ 1,140,001

Debt Service - Bonds

Outstanding Debt Summary - Bonds Payable

Purpose	Year of Issue	Original Issue Amount	Final Maturity	Interest Rates	Amount Outstanding at December 31, 2024
Public Improvements	2020	\$ 3,679,000	August, 2040	2.00 %	\$ 3,050,000
Judgements and Claims	2020	365,000	August, 2030	1.20 - 2.32	232,407
Water District 12	2020	247,500	August, 2030	1.20 - 2.32	157,593
Public Improvements	2021	890,000	October, 2026	0.75 - 1.18	365,000
Public Improvements	2022	213,000	March, 2029	3.00	155,000
					<u>\$ 3,960,000</u>

Payments to Maturity

Year Ending December 31,	General Obligations Bonds	
	Principal	Interest
2025	\$ 435,000	\$ 76,042
2026	445,000	69,514
2027	265,000	62,332
2028	270,000	56,917
2029	275,000	51,073
2030-2034	1,010,000	184,724
2035-2039	1,040,000	85,100
2040	220,000	4,400
<u>\$ 3,960,000</u>		<u>\$ 590,102</u>

Audit Status Update – December 31, 2025

- Audit Progress:
 - Preliminary audit fieldwork completed (February 9th – 10th, 2026)
 - Testing controls
 - Risk assessment
 - Management override of internal controls
 - Revenue recognition due to fraud
 - Planning in process
- Outstanding items

2026 Budget Overview

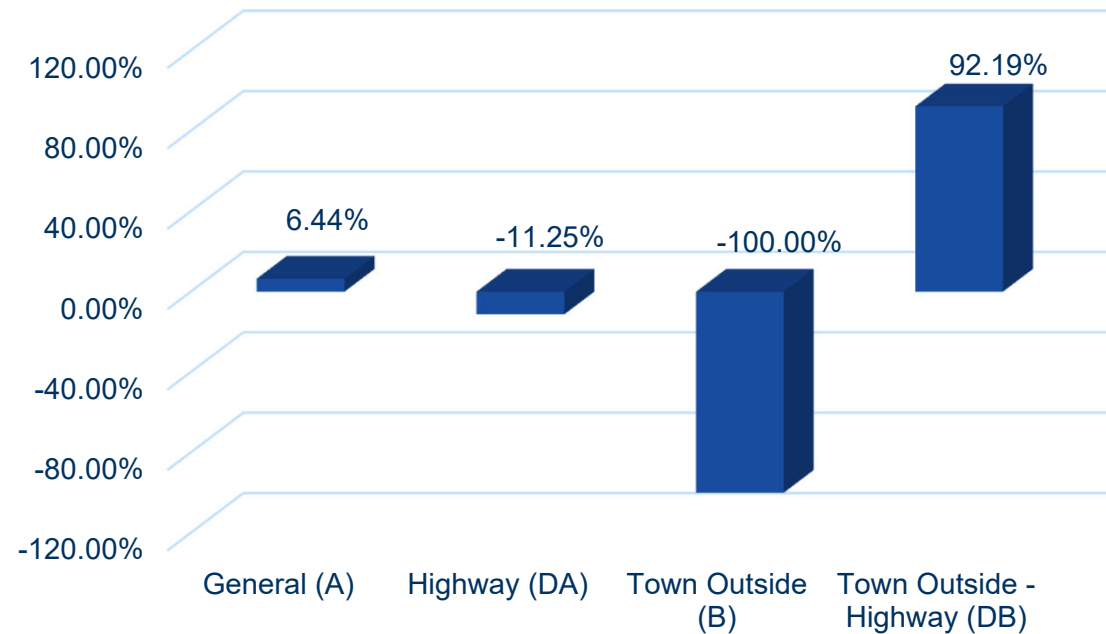
Included in Adopted Budget

		2026 Tax Year						2025 Tax Year		
Town Funds		Appropriation	Less Revenue	Less Fund Balance	Tax Levy	Taxable Value	Tax Rate per Thousand 2026	per Thousand 2025	Change Over 2025 Amount	Percent
General Fund - Town Wide	A	6,816,162	3,728,070	450,000	2,638,092	412,496,538	\$ 6.3954	\$ 6.0083	\$ 0.3871	6.4%
General Fund - Part Town	B	1,513,069	1,513,069	-	(566,788)	213,547,540	\$ (2.6542)	\$ 1.1462	\$ (3.8004)	-331.6%
Highway Fund - Town Wide	DA	1,444,805	273,951	425,000	745,854	412,496,538	\$ 1.8081	\$ 2.0372	\$ (0.2291)	-11.2%
Highway Fund - Part Town	DB	2,215,524	721,367	-	1,494,158	213,547,540	\$ 6.9968	\$ 3.6406	\$ 3.3562	92.2%
		11,989,560	6,236,456	875,000	4,311,316					
		Tax Rate A and DA					\$ 8.2036	\$ 8.0455	\$0.1581	1.9648%
		Tax Rate A, B, DA, DB					\$ 12.5463	\$ 12.8323	-\$0.2860	-2.2291%

Numbers Actually Processed

		2026 Tax Year						2025 Tax Year		
Town Funds		Appropriation	Less Revenue	Less Fund Balance	Tax Levy	Taxable Value	Tax Rate per Thousand 2026	per Thousand 2025	Change Over 2025 Amount	Percent
General Fund - Town Wide	A	6,816,162	3,728,070	450,000	2,638,092	412,496,538	\$ 6.3954	\$ 6.0083	\$ 0.3871	6.4%
General Fund - Part Town	B	1,513,069	1,513,069	-	(0)	213,547,540	\$ (0.0000)	\$ 1.1462	\$ (1.1462)	-100.0%
Highway Fund - Town Wide	DA	1,444,805	273,951	425,000	745,854	412,496,538	\$ 1.8081	\$ 2.0372	\$ (0.2291)	-11.2%
Highway Fund - Part Town	DB	2,215,524	721,367	-	1,494,158	213,547,540	\$ 6.9968	\$ 3.6406	\$ 3.3562	92.2%
		11,989,560	6,236,456	875,000	4,878,104					
		Tax Rate A and DA					\$ 8.2036	\$ 8.0455	\$0.1581	1.9648%
		Tax Rate A, B, DA, DB					\$ 15.2004	\$ 12.8323	\$2.3681	18.4543%

2026 Change in Tax Rate



Contact Us

Melissa Szot, CPA, CGMA
Partner
mszot@pkfod.com | 914-341-7096

“PKF O’Connor Davies” is the brand name under which PKF O’Connor Davies LLP and PKF O’Connor Davies Advisory LLC, independently owned entities, provide professional services in an alternative practice structure in accordance with applicable professional standards. PKF O’Connor Davies LLP is a licensed CPA firm that provides attest services and PKF O’Connor Davies Advisory LLC and its subsidiary entities provide tax and advisory services. PKF O’Connor Davies is a member of the PKF International Limited network of legally independent firms and does not accept any responsibility or liability for the actions or inactions on the part of any other individual member firm or firms.

2. New Business

Subject **10.2. Motion to Approve 2026 Clean Sweep Quote from Upcycle**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)
Information

Motion to Approve 2026 Clean Sweep Quote from Upcycle

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve the quote from Upcycle for Electronic Recycling on May 2, 2026, in conjunction with Clean Sweep in the amount of \$750.

1. Town of Monroe Quote - 5.2.26_Redacted



Upcycle USA, LLC
39 Plymouth St
Unit J
Fairfield, NJ 07004
Phone 973-575-5800
www.upcyclellc.com

Quote # [REDACTED]

DATE 02/04/2026

BILL TO:
Town of Monroe
1465 Orange Turnpike
Monroe, NY 10950

FOR:
Upcycle USA, LLC
39 Plymouth St
Unit J
Fairfield, NJ 07004

****Please submit prompt payment upon completion. Thank you for your cooperation****

DESCRIPTION	Date of Service	Smartboard Removal Fee	Hard Drive Shredding Fee	Serialization Fee	Processing Fee	TOTAL
IT EQUIPMENT REMOVAL @ St. Anastasia's Church Lot 21 N Main St Harriman, NY 10926	05/02/2026	N/A	N/A	N/A	\$750.00	\$750.00
TOTAL						\$750.00

3. New Business

Subject	10.3. Deputy Town Clerk
----------------	--------------------------------

Meeting	March 2, 2026 - Monroe Town Board Meeting Agenda
---------	--

Type	Action (Resolution) Information
------	------------------------------------

Deputy Town Clerk

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing Town Clerk Valerie Bitzer to place an Ad on Indeed for a 2nd Deputy Town Clerk as Patricia Kasch is retiring March 31, 2026.

4. New Business

Subject **10.4. Town of Monroe Highway Department is seeking Town Board approval to authorize the release and return of the driveway entrance permit bond for Permit No. 2024-01 in the amount of \$3,000.00**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Request from the Town of Monroe Highway Department seeking Town Board approval to authorize the release and return of the driveway entrance permit bond for Permit No. 2024-01 in the amount of \$3,000.00

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe "Request from the Town of Monroe Highway Department seeking Town Board approval to authorize the release and return of the driveway entrance permit bond for Permit No. 2024-01 in the amount of \$3,000.00. The bond was posted in connection with work performed for the Orange and Rockland Utilities temporary mobile substation project located on Larkin Drive. The Highway Superintendent has conducted all required final inspections of the completed improvements and has determined that the work has been satisfactorily completed. Based upon the Superintendent's determination and recommendation, approval is requested to release and refund the bond in the amount of \$3,000.00 to the original depositor

5. New Business

Subject **10.5. Appointment of Adam Rodd on behalf of Drake & Loeb LLC as Planning Board Attorney Alternate and Authorization for the Supervisor to sign the retainer agreement**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

The Town Board of the Town of Monroe appoints Adam Rodd on behalf of Drake & Loeb LLC as Planning Board Attorney Alternate and authorizes the Supervisor to sign the retainer agreement.

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe appoints Adam Rodd on behalf of Drake & Loeb LLC as Planning Board Attorney Alternate and authorizes the Supervisor to sign the retainer agreement.

1. Retainer Letter to Town Supervisor.pdf

Glen L. Heller[◊]
Marianna R. Kennedy
Gary J. Gogerty
Adam L. Rodd
Dominic Cordisco
Ralph L. Puglielle, Jr.
Alana R. Bartley^{◊◊}
Aaron C. Fitch

Sarah N. Wilson
Michael J. Barfield
Michael A. D'Angelo^{◊◊}
Ivan M. Bonet^{◊◊}
James C. Lindeman

Jennifer L. Schneider
Managing Attorney

[◊] LL.M. in Taxation
^{◊◊} Member NY & NJ Bar

James R. Loeb *
Richard J. Drake **
Stephen J. Gaba *

* Retired

** Retired 2015; d. 2025

February 11, 2026

Via E-Mail (mrichardson@monroeny.org)

Town of Monroe
1465 Orange Turnpike
Monroe, New York 10950
Attn: Town Supervisor Richardson

Re: Parish Property Management, Inc. et. al. v. Planning Board of the Town of
Monroe, et. al.

Dear Supervisor Richardson:

Pursuant to our recent communications, please allow this letter to confirm that our office has been retained by the Town of Monroe to represent the interests of the Planning Board of the Town of Monroe with respect to the above-referenced matter. Our firm's attorney's hourly rate for our representation of the Planning Board in the above-referenced matters is \$250 per hour. In addition to fees, we will bill you for disbursements including copies, overnight deliveries, faxes, printing charges, conference telephone calls, and mileage. We will not incur a disbursement in excess of \$500.00 without your prior approval.

We do not require a retainer deposit prior to commencing work. Our practice is to bill on a monthly basis and the bills will indicate the date of service, the attorney and the task. If at any time you have a question on any of our bills please call me directly. There is never a charge for such calls.

You may terminate our services at any time and the firm may terminate its engagement subject to applicable rules of professional conduct.

Our representation of the Town of Monroe Planning Board is governed by the New York Code of Professional Responsibility. In particular, and in accordance with Disciplinary Rule 4-101, we shall not knowingly (1) reveal a confidence or secret of the client; (2) use a confidence or secret of the client to the disadvantage of the client; and (3) use a confidence or secret of the client for our advantage or a third person, unless the client consents after disclosure.

This retainer agreement shall be governed by the laws of the State of New York. In the event that a dispute arises between us relating to our fees, you may have the right

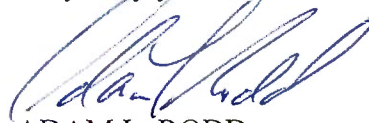
to arbitration of the dispute pursuant to Part 137 of the Rules of the Chief Administrator of the Courts, a copy of which will be provided to you upon request.

At the conclusion of this matter, we will retain your legal files for a period of seven (7) years after we close our file. At the expiration of the seven (7) year period, we will destroy these files unless you notify us in writing that you wish to take possession of them. We reserve the right to charge administrative fees and costs associated with copying and delivering such files.

Please signify your acceptance of the terms of this retainer agreement by signing below.

We are pleased that you have asked DRAKE LOEB PLLC to represent the Town of Monroe Planning Board. We look forward to a fruitful relationship.

Very truly yours,



ADAM L. RODD

ALR/ev/1417688

cc.: Bonnie Franson, Planning Board Chairperson- Via E-mail: (PlanningChair@townofmonroeny.gov)

ACCEPTED AND AGREED:

Town of Monroe

By: _____
Maureen Richardson, Town Supervisor

6. New Business

Subject **10.6. Appointment of David Chen on behalf of Bleakly, Platt, & Schmidt**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Appointment of David Chen on behalf of Bleakly, Platt, & Schmidt as Zoning Board Attorney at a rate of \$275/hr

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe appoints David Chen on behalf of Bleakly, Platt, & Schmidt as Zoning Board Attorney at a rate of \$275/hr and authorizes the Supervisor to sign the outlined retainer agreement.

7. New Business

Subject	10.7. Purchase of New Federally Mandated Mail Machine
Meeting	March 2, 2026 - Monroe Town Board Meeting Agenda
Type	Action (Resolution)

Purchase of New Federally Mandated Mail Machine

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe authorizes the purchase of a new federally mandated mail machine per the outlined term schedule of 60 months.

1. PitneyBowesMachine

Initial Term: 60 months

Initial Payment Amount:

Number of Months

Monthly Amount

Billed Quarterly at*

12

\$ 290.16

\$ 870.48

48

\$ 408.61

\$ 1,225.83

8. New Business

Subject **10.8. IMA between the Village of Harriman and Town of Monroe**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

IMA between the Village of Harriman and Town of Monroe

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion authorizing the Supervisor to sign the IMA between the Village of Harriman and the Town of Monroe RE the exemption of the parcels in the Village of Harriman within the Town of Monroe.

1. SKM_C651i26022012571

INTERMUNICIPAL AGREEMENT
BETWEEN
THE VILLAGE OF HARRIMAN, NEW YORK
AND
THE TOWN OF MONROE, NEW YORK

This Intermunicipal Agreement (the “Agreement”) is made as of the ____ day of _____, 2026, by and between the **VILLAGE OF HARRIMAN**, a municipal corporation organized and existing under the laws of the State of New York (the “Village”) with its offices at 1 Church Street, Harriman, New York 10926 and the **TOWN OF MONROE**, a municipal corporation organized and existing under the laws of the State of New York (the “Town”) with its office at 1465 Orange Turnpike, Monroe, New York 10950.

WHEREAS, the Village is the owner of certain parcels of real property located wholly within the territorial boundaries of the Town of Monroe, Orange County, New York, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (“Village Property”); and

WHEREAS, the Village owns and uses the Property exclusively for public purposes, specifically for water supply protection purposes; and

WHEREAS, Real Property Tax Law § 406(1) provides an exemption from taxation for property owned by a municipal corporation and used exclusively for a public purpose; and

WHEREAS, Real Property Tax Law § 406(3) authorizes a municipal corporation owning real property located in another municipal corporation to enter into an agreement providing that such property shall be exempt from taxation by the municipality in which it is located; and

WHEREAS, the Village and the Town desire to enter into such an agreement pursuant to Real Property Tax Law § 406(3); and

WHEREAS, prior to execution of this Agreement, the Village has confirmed that the Village Property is held for water supply purposes as provided for in RPTL § 406 by Village Board Resolution.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. Authority

This Agreement is entered into pursuant to Real Property Tax Law § 406(3) and all other applicable provisions of law authorizing the respective municipalities to enter in agreements.

2. Tax Exemption

The Town agrees that the Village Property described in **Exhibit A**, owned by the Village and used exclusively for public purposes, shall be exempt from Town real property taxation to the fullest extent permitted by law for so long as such ownership and public purposes of the Village Property continues. The Village has confirmed that purpose by adoption of the Village Board Resolution annexed hereto as **Exhibit B**.

3. No Waiver of Other Tax Status

Nothing herein shall be deemed to alter or affect the taxable status of the Property with respect to any other taxing jurisdiction except as provided by law.

4. Continuing Public Use

This exemption is conditioned upon continued ownership by the Village and exclusive use for a public purpose which is currently water supply purposes. Cessation of such ownership or use shall terminate this Agreement as of the applicable taxable status date absent a different documented public purpose as approved by the Village.

5. Term

This Agreement shall take effect upon execution and remain in effect unless terminated as provided herein.

6. Termination

This Agreement may be terminated by mutual written agreement or automatically upon transfer of the Property to a non-governmental entity or loss of public purpose use.

7. Recording and Notice

The parties may file this Agreement or a memorandum thereof with the Orange County Clerk and provide copies to the Orange County Real Property Tax Service Agency and the Town Assessor.

8. Indemnification

To the extent permitted by law, the Village shall indemnify and hold harmless the Town from claims arising out of the Village's ownership or use of the Property.

9. Governing Law

This Agreement shall be governed by the laws of the State of New York, without regard to Choice of Law provisions.

10. Entire Agreement

This Agreement constitutes the entire understanding between the parties and may be amended only by written instrument executed by both parties.

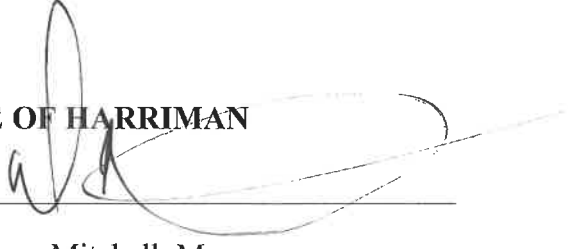
11. Electronic and Facsimile Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same instrument. Signatures transmitted by electronic means, including but not limited to PDF, DocuSign or similar electronic signature

platforms, or by facsimile transmission, shall be deemed to be original signatures for all purposes and shall be fully binding upon the parties, to the extent permitted by applicable law, including State Technology Law § 304(2).

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

VILLAGE OF HARRIMAN

By:  _____

Wayne Mitchell, Mayor

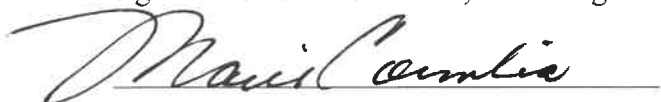
TOWN OF MONROE

By: _____

Maureen Richardson, Town Supervisor

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 11th day of February, 2026, before me personally appeared WAYNE MITCHELL, to me known or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity as Mayor of the Village of Harriman, and that by his/her signature on the instrument, the Village executed the instrument.



Notary Public, State of New York

Qualified in Orange

My Commission Expires: 7/18/27

MARIE COIMBRA
Notary Public, State of New York
Registration No. 01CO6244961
Qualified in Orange County
Commission Expires July 18, 2027

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the ____ day of _____, 2026, before me personally appeared MAUREEN RICHARDSON, to me known or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity as Town Supervisor of the Town of Monroe, and that by his/her signature on the instrument, the Town executed the instrument.

Notary Public, State of New York

Qualified in _____

My Commission Expires: _____

EXHIBIT A

List of Village-owned Watershed Parcels

EXHIBIT B

Village Board Resolution Confirming Public Purpose of Village Parcels

VILLAGE OF HARRIMAN, NY

List of Village-owned Watershed Parcels

Tax Lots

2-1-35

2-1-36

24-2-47

27-4-10

51-1-3.1

51-1-77

51-1-78

53-1-2

9. New Business

Subject **10.9. Award of Bid to Core Down Drilling LLC in the amount of \$36,950.00 related to the construction of Highway Department Site Remediation.**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Award of Bid to Core Down Drilling LLC in the amount of \$36,950.00 related to the construction of Highway Department Site Remediation

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe hereby awards the bid for the Highway Department Site Remediation project to Core Down Drilling LLC in the amount of \$36,950.00

1. Core Down Drilling Rec. of Award Final



4 February 2026

Town of Monroe
1465 Orange Turnpike
Monroe, NY 10950

ATTENTION: MAUREEN RICHARDSON, TOWN SUPERVISOR

**SUBJECT: RECOMMENDATION OF AWARD
HIGHWAY DEPARTMENT SITE REMEDIATION SR-1**

Dear Supervisor Richardson and Town Board Members,

MHE Engineering has received one proposal for Highway Department Site Remediation SR-1. The quote proposed to complete the project is outlined in the table below.

Company Name	Lump Sum Bid
Core Down Drilling, LLC	\$36,950.00

Based on the above, it is our recommendation that the Town of Monroe award the site testing for Highway Department Site Remediation SR-1 to Core Down Drilling, LLC for the Lump Sum fee of \$36,950. We do not recommend the optional Geophysical Survey. Attached to this letter is the proposal from Core Down Drilling, LLC should the Town Board wish to authorize the work.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read 'Michael Lamoreaux', written over a light blue horizontal line.

Michael Lamoreaux P.E.
Principal

Attachments: Core Down Drilling, LLC Proposal

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

PROPOSAL
(FORM OF PROPOSAL)

Pursuant to and in compliance with this Request for Proposal and the Information for Bidders provided, the undersigned hereby offers to furnish all plant, labor and materials, supplies, equipment and other facilities and things necessary for the complete and proper construction of Highway Department Site Remediation SR1, in accordance with the Scope and Layout Drawings provided, General Conditions and specific requirements noted herein, for the following total lump sum prices:

WORK ITEM #1

Furnish all labor, materials and equipment necessary for test pit excavation to 1 foot below ground water depth and testing of the soils and ground water at the test pit locations. Two soil tests and one water test are to be taken at each of the test pit locations. Testing for SVOCS & VOC's in accordance with EPA method 8270 & 8260, respectively are required. Provide trench demarcation material and Item 4 backfill compacted in 12" lifts. Stockpile all material removed from test pits at a location identified by the Deputy Highway Superintendent. Protect all stockpiled materials from weather. Provide NYSDEC Closure Investigation report identifying all work and laboratory test results.

ESTIMATE ASSUMES TEST PITS NOT TO EXCEED 12.5-FEET BGS
COST FOR ASPHALT DISPOSAL/ RESTORATION NOT INCLUDED

LUMP SUM BID:

\$ thirty six thousand nine hundred fifty (Figures)

36,950 Dollars

and 0 Cents

OPTIONAL RECCOMENDED GEOPHYSICAL SURVEY = ADDITONAL \$2,750
SEE ADDTIONAL CONDITIONS SHEET ATTACHED

ACKNOWLEDGEMENT

The undersigned being authorized to sign and submit this Proposal for the Highway Department Site Remediation #SR1.

Core Down Drilling, LLC

Bidder's Company Name

7 Old Route 22 Pawling

Company Address

New York 12564

State Zip

845-803-4347

Phone Number

Daniel Bellucci

Authorized Representative

President

Title



Signature



Notary

Max Pelloth

Dec 8th 2025



STATEMENT OF QUALIFICATIONS

All questions must be answered, and the data must be clear and comprehensive. This statement must be notarized. The proposal may include any additional information he desires.

NAME OF BIDDER: Core Down Drilling, LLC

PERMANENT MAIN OFFICE ADDRESS: _____

7 Old Route 22, Pawling, NY 12564

WHEN ORGANIZED: 2012

IF A CORPORATION, WHERE INCORPORATED: NY

HOW MANY YEARS HAVE YOU BEEN ENGAGED IN CONTRACTING

UNDER YOUR PRESENT FIRM OR TRADE NAME: 13

CONTRACTS ON HAND: (SCHEDULE THESE, SHOWING THE GROSS AMOUNT

OF EACH CONTRACT AND THE APPROPRIATE ANTICIPATED DATES OF COMPLETION):

NYS THRUWAY EXIT SIGN GEOTECH CONTRACT (SULLIVAN AND BROOME COUNTIES)

COMPLETED SUMMER 2025

CITY OF SARATOGA WATER RESOURCES DRILLING CONTRACT (WORK UNDERWAY
DECEMBER 2025)

WAPPINGERS SCHOOL DISTRICT (6 SCHOOLS TOTAL) SUBCONTRACTOR TO ENGINEERING
FIRM FOR GEOTECHNICAL DRILLING SERVICES (COMPLETED NOVEMBER 2025)

GENERAL CHARACTER OF WORK PERFORMED BY YOU: _____

GEOTECHNICAL & ENVIRONMENTAL DRILLING, TEST PITS, SOIL REMEDIATION,
REMEDICATION SYSTEM INSTALLATION

HAVE YOU EVER FAILED TO COMPLETE ANY WORK AWARDED TO YOU?

IF SO, WHERE AND WHY? NO

HAVE YOU EVER DEFAULTED ON A CONTRACT? IF SO, WHERE AND WHY?

NO

LIST THE MORE IMPORTANT CONTRACTS RECENTLY COMPLETED BY YOU, STATING
APPROXIMATE GROSS COST FOR EACH, AND THE MONTH AND YEAR COMPLETED:

WAPPINGERS CSD - NOVEMBER 2025 - \$21,800

NYS THRUWAY SIGNS - SUMMER 2025 - \$31,190

SARATOGA WATER RESOURCES - DECEMBER 2025 - APPROX \$40,000

LIST YOUR MAJOR EQUIPMENT AVAILABLE FOR THIS CONTRACT:

KUBOTA kX-057-4 EXCAVATOR (12,800 LB MACHINE)

~~KOBELCO SK260 EXCAVATOR (62,000 LB MACHINE)~~

EXPERIENCE IN WORK SIMILAR IN IMPORTANCE TO THIS PROJECT:

WE PERFORM TEST PITTING 2-5 DAYS PER MONTH. THIS IS COMMON WORK FOR US

BACKGROUND AND EXPERIENCE OF THE PRINCIPAL MEMEBERS OF YOUR

ORGANIZATION INCLUDING THE OFFICERS:

DANIEL BELLUCCI PRESIDENT/ OWNER



ANDREW BELLUCCI/ OWNER

GIVE BANK REFERENCES:

Hudson Valley Credit Union

Connecticut
(State of ~~New York~~) Bidders: Core Down Drilling LLC

County of (Hartford) Dated: Dec 8 2025

On this 8th day of December, 2025 before
me came Daniel Bellucci

to me know to be the individual(s) described in and who
executed the foregoing instrument and acknowledged that he
executed the same.


Notary Public Max Pelloth
Hartford
County



NON-COLLUSION AFFIDAVIT

TOWN OF MONROE

HIGHWAY DEPARTMENT SITE REMEDIATION #SR1

Connecticut
STATE OF ~~NEW YORK~~

COUNTY OF Hartford

Daniel Bellucci, who resides at 27 Belcrest Road

The (Town, Village, City) of West Hartford, State of CT

Of full age, being duly sworn according to law on my oath depose and say that:

I am the PRESIDENT, an officer of the firm of

Core Down Drilling, LLC, the bidder making this proposal

for the above named work, and that I executed the said Proposal with full authority to do so, that said bidders has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise a connection with the above named work, and that all statements contained in said Proposal and in this owner, relies upon the truth of statements contained in said Proposal and in the statements contained in this affidavit in awarding the Contract for said work.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such Contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except Bonafide employees or Bonafide established commercial or selling agencies maintained by the contractor making this bid.

Subscribed and sworn to:

Daniel Bellucci

Name President

Title

Signature [Signature]

NOTARY:

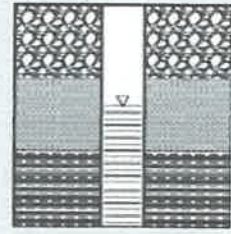
Before me this 8th day of December 20 25

(Affix Stamp or Seal)

[Signature]
Max Pelloth



PLANS & DETAILS



CDD CONDITONS

- PRICING INCLUDES USED OF A MINI EXCAVATOR WITH A 12.5-FOOT MAX REACH. COST FOR DIGGING TO DEEPER DEPTH IS NOT INCLUDED;
- COST FOR SAW CUTTING ASPHALT IS NOT INCLUDED;
- COST FOR REPAIR OF ASPHALT SURFACE NOT INCLUDED;
- COST FOR DEWATERING NOT INCLUDED;
- COST FOR INVESTIGATION DERIVED WASTE DISPOSAL NOT INCLUDED;
- WORK WILL BE SCHEDULED AFTER SIGNED CONTRACT IS RECEIVED, NO LATER THAN 30 DAYS FOR ISSUANCE;
- CDD IS NOT RESPONSIBLE TO DAMAGE TO UNMARKED SUBSURFACE UTILITIES. CDD WILL NOTIFY DIG SAFELY NY. TOWN OF MONROE TO VERIFY THE LOCATION OF PRIVATE UTILITIES. A PRIVATE GEOPHYSICAL CONTRACTOR CAN BE RETAINED FOR AN ADDITIONAL FEE OF \$2,750;
- Work will be conducted during weekdays (M-F) and on consecutive days;
- Work conducted during normal construction hours. Access to for a minimum of 8 hours/day is required;
- Cost for permitting, if required, not included;
- All materials and estimates based on CDD's best professional judgement;
- Prevailing wage rates do apply. Project not subject to NYS sales tax.

10. New Business

Subject **10.10. Motion to schedule a public hearing for a Short Term Rental Application at 308 Lakes Road Monroe, NY 10950**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Motion to schedule a public hearing for a Short Term Rental Application at 308 Lakes Road Monroe, NY 10950

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe made a motion to schedule a public hearing for a Short Term Rental Application at 308 Lakes Road Monroe, NY 10950 for March 16th 2026 at 7:00PM or soon there after.

1. 308 Lakes Rd Survey
2. 308 Lakes Road As-Built Final Rev A1 A2
3. 308 ZBA Variance 7-2021
4. Notice for Publication RE STR 308 Lakes Rd
5. 308 Lakes Rd. STR 2026-020 App. Pkg. (REDACTED)_Redacted

TWIN LAKES

(40± ASPHALT ROADWAY)
ONE WAY TRAFFIC

ROAD

LAND N/F OF CUTRONE LIBER No. 14012 PAGE 1016
LOT No. 3 FILED MAP No. 2533

N 44°05'37" E
424.83'

2 STORY
FRAME
No.8

ROUND
LAKE

N 89°57'30" E
90.26'

N 76°06'00" E
98.96'

N 65°13'30" E
67.22'

LAND N/F OF WOODS
LIBER 13381 PAGE No. 74
S 46°01'00" E
74.05'

LAKES

(ORANGE COUNTY HIGHWAY No. 5)
(29± ASPHALT ROADWAY)
ONE WAY TRAFFIC

ROAD

LOT AREA=126487.4616 SQ.FT.
=2.9037 ACRE

SCALE:1"=60'

LEGEND:

- BC BOTTOM OF CURB ELEVATION
- CB CATCH BASIN
- DC DROP CURB (DRIVEWAY)
- E ELECTRIC MANHOLE
- EL ELEVATION
- GV GAS VALVE
- HYD FIRE HYDRANT
- LG LEGAL GRADE
- LP LIGHT POLE
- S SEWER MANHOLE
- T TELEPHONE MANHOLE
- TC TOP OF CURB ELEVATION
- W WATER MANHOLE
- WV WATER VALVE
- 14"TR 14" DIAMETER TREE

NOTES:

1. ALL ELEVATIONS SHOWN HEREON REFERS TO NAVD83 DATUM.
2. ALL SUBSURFACE UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY DEPARTMENTS & PRIVATE UTILITY COMPANIES & THE LOCATION OF SAID UTILITIES ARE APPROXIMATE ONLY & NOT GUARANTEED BY THE SURVEYOR. CONSULT APPROPRIATE DEPARTMENT OR COMPANY BEFORE DESIGNING ANY CONNECTIONS.
3. NONVISIBLE EASEMENTS, RECORDED OR UNRECORDED, IF NOT SHOWN ARE NOT GUARANTEED.
4. ESTABLISHED GRADES REFER TO CENTER LINE OF STREET.
5. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN ON THE SURVEY.
6. UNDERGROUND FOUNDATIONS OR SUBSTRUCTURES, NOT VISIBLE, NOT SHOWN.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

© 2025 COPYRIGHT AUTAR LAND SURVEYING, P.C.

ARCHITECTURAL SURVEY

CERTIFIED TO:
DEPARTMENT OF BUILDINGS

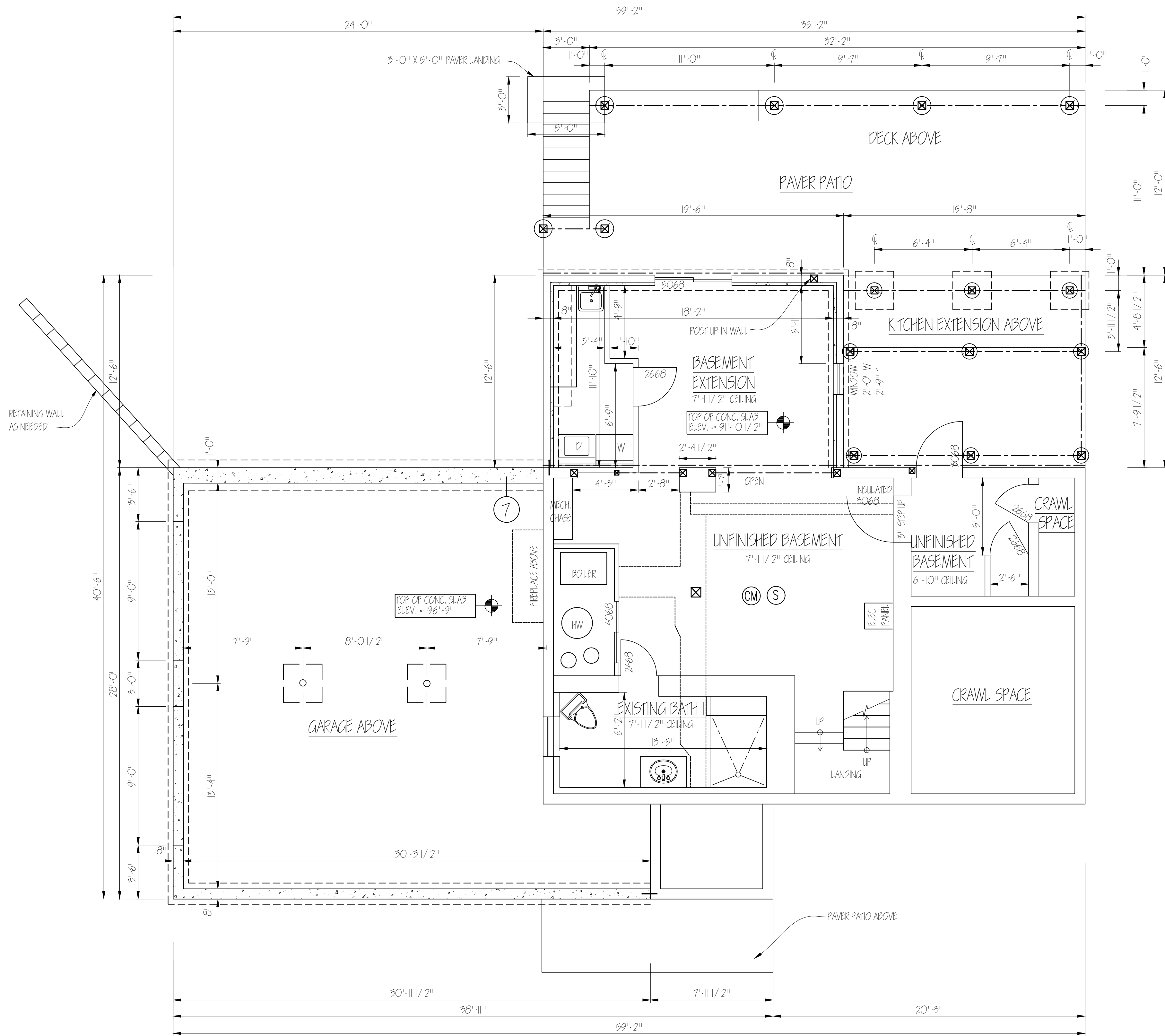
TAX MAP DESIGNATION:

SECTION: 19
BLOCK: 1
LOT: 2
SURVEYED: DECEMBER 21, 2025

AUTAR LAND SURVEYING, P.C.

214-43 JAMAICA AVENUE
QUEENS VILLAGE, N.Y. 11428
TEL (718) 740-1339
Email: autarsurveyors@gmail.com
308 LAKES ROAD
TOWN OF MONROE
COUNTY OF ORANGE
STATE OF NEW YORK





1
A-3
EXISTING BASEMENT PLAN
SCALE 1/4" = 1'-0"

ARCHITECT/ENGINEER SIGNING THESE PLANS HAS NOT BEEN COMMISSIONED TO SUPERVISE CONSTRUCTION NOR INSTALLATION OF THE DESIGN SPECIFIED IN THESE PLANS AND THEREFORE ASSUMES NO RESPONSIBILITY FOR QUALITY OF WORK PERFORMED BY WORKMEN, AND BEARS NO RESPONSIBILITY FOR ANY PERSONAL INJURY TO WORKMEN INCURRED DURING THIS CONSTRUCTION OR INSTALLATION.

THIS PLAN IS NOT VALID IF THE

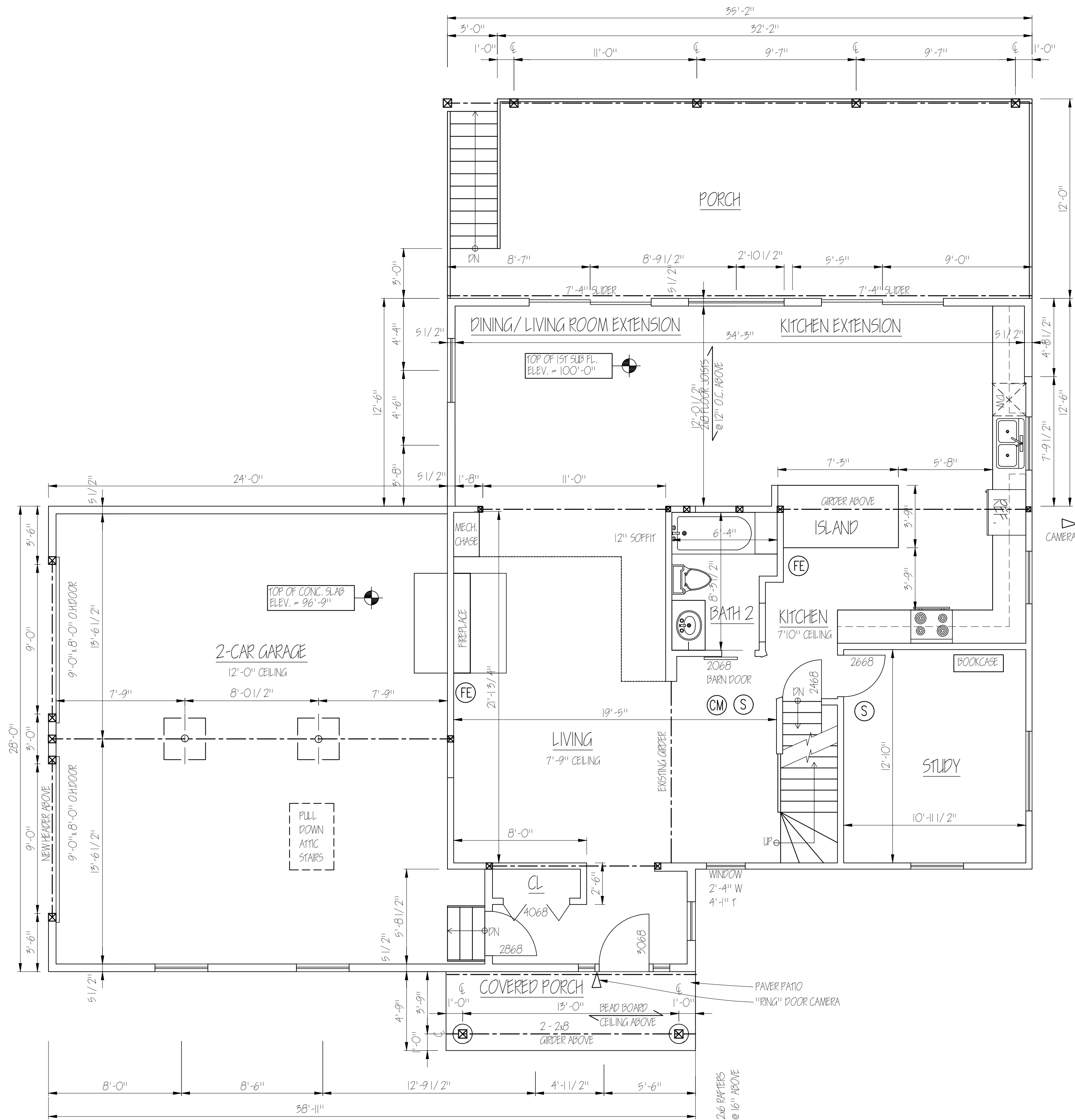
A-1	Drawn by KDS	Date JANUARY 20, 2026	Scale AS NOTED

ENGINEER'S SEAL IS NOT SHOWN IN RED

AS-BUILT 1:
308 LAKES ROAD
308 LAKES ROAD, MONROE, NY 10950
EXISTING BASEMENT PLAN

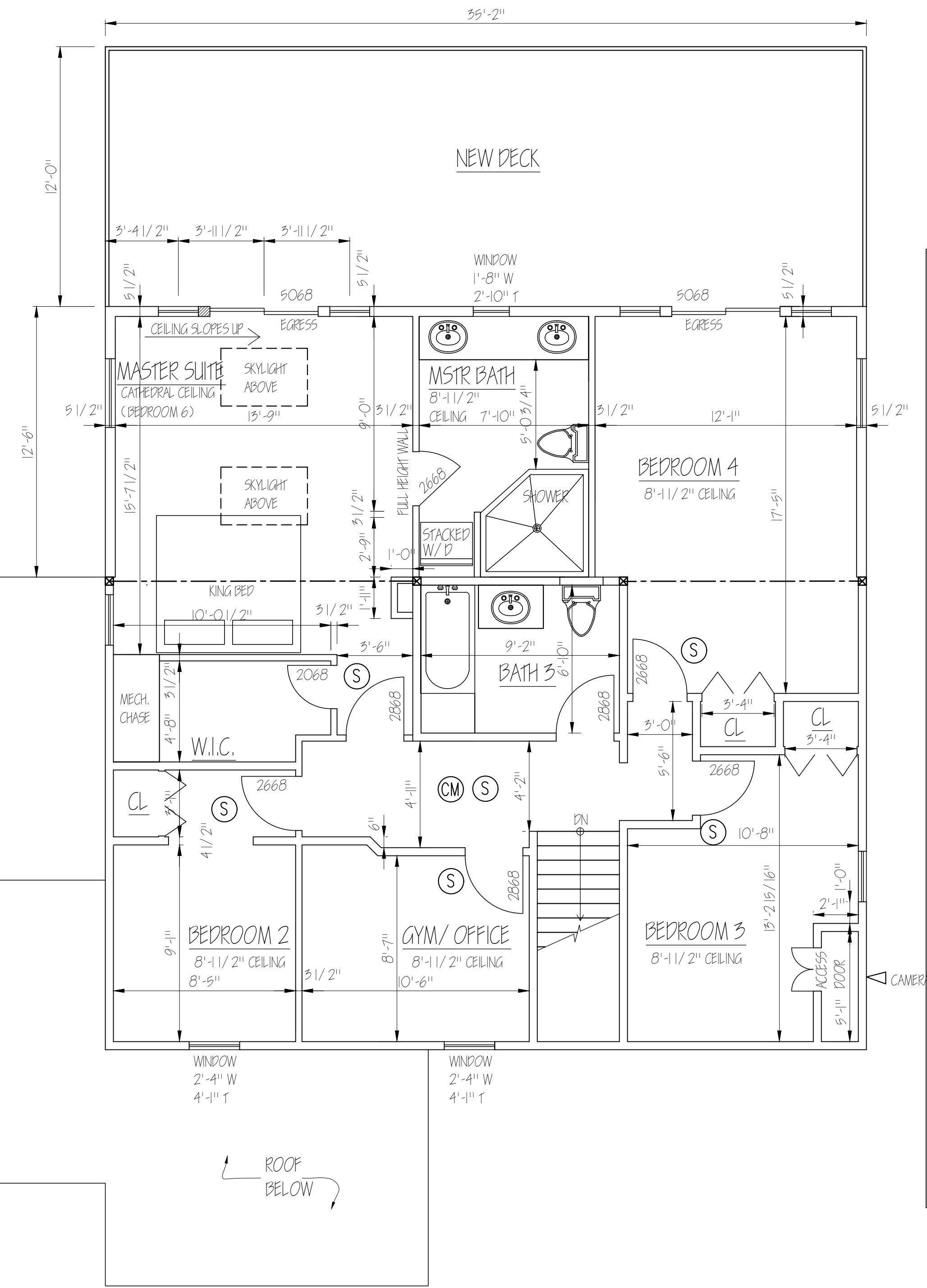
UNLIMITED
HOUSE DESIGN, LLC
289 PINE GROVE ROAD
MIDDLETOWN, NEW YORK 10940
P-845-820-3258
info@unlimitedhousedesign.com
www.unlimitedhousedesign.com

RELEASED FOR CONST. JANUARY 9, 2026
REVISED FOR CONST. JANUARY 20, 2026
REVISED FOR CONST. FEBRUARY 17, 2026



1 EXISTING FIRST FLOOR PLAN
A-4 SCALE 1/4" = 1'-0"

SQUARE FOOTAGE- TOTALS	
FIRST FLOOR	1221 SQ.FT.
SECOND FLOOR	1139 SQ. FT.
TOTAL	2360 SQ.FT. HFD
GARAGE	650 SQ. FT.
BASEMENT	731 SQ. FT.



2 EXISTING SECOND FLOOR PLAN
A-4 SCALE 1/4" = 1'-0"

ARCHITECT/ENGINEER SIGNING THESE PLANS HAS NOT BEEN COMMISSIONED TO SUPERVISE CONSTRUCTION NOR INSTALLATION OF THE DESIGN SPECIFIED IN THESE PLANS AND THEREFORE ASSUMES NO RESPONSIBILITY FOR QUALITY OF WORK PERFORMED BY WORKMEN, AND BEARS NO RESPONSIBILITY FOR ANY PERSONAL INJURY TO WORKMEN INCURRED DURING THE CONSTRUCTION OR INSTALLATION.

THIS PLAN IS NOT VALID IF THE

AS-BUILT:
308 LAKES ROAD

308 LAKES ROAD, MONROE, NY 10950
EXISTING FIRST & SECOND FLOOR PLAN

UNLIMITED
HOUSE DESIGN, LLC
289 PINE GROVE ROAD
MIDDLETOWN, NEW YORK 10940
P-845-820-3258
info@unlimitedhousedesign.com
www.unlimitedhousedesign.com

RELEASED FOR CONST. JANUARY 9, 2026
REVISED FOR CONST. JANUARY 20, 2026
REVISED FOR CONST. FEBRUARY 17, 2026

Drawn by
KDS
Date
JANUARY 20, 2026
Scale
1/4" = 1'-0"

A-2

ENGINEER'S SEAL IS NOT SHOWN IN RED

TOWN OF MONROE: COUNTY OF ORANGE
ZONING BOARD OF APPEALS

-----X
In the Matter of the Application of

RODIT MARCOVICI

RESOLUTION/DECISION

For Area Variance(s) as follows:

- Front yard set-back: required 40', existing 18.9' on a preexisting nonconforming property.

-----X

Relief Sought

The Applicant seeks a front yard set-back variance to permit an addition on a single family home with a pre-existing non-conforming front yard that provides 18.9' whereas 40' are required by Code. The lands affected by this application are located at 308 Lakes Road in the Town of Monroe and shown generally on the tax maps of the Town of Monroe as Sec. 19, Block 1, Lot 2 and are located in the SR-15 Zone.

Public Hearing

A public hearing was conducted on June 22, 2021. The hearing was properly noticed as required by Code and was duly closed at the conclusion thereof.

SEQRA

This is a Type II Action under SEQRA.

Findings and Conclusions

The Town of Monroe Zoning Board of Appeals has examined the written documentation and reviewed the testimony with respect to the applicant's variance application and has made the following findings and conclusions in that regard:

The applicant is the owner of the subject property which is presently improved with a single family home. The applicant recently purchased the property with the intent to make it his retirement home. The house on the property pre-exists the current Zoning Code, and consequently provides only 18.9 feet for the front yard setback to the road, whereas 40 feet are currently required.

The applicant seeks to construct an addition to the home on the two sides which do not front on the roadway. Specifically, the applicant seeks to construct an addition which would include a kitchen on the right rear of the property along with a relocation and enlargement of the existing exterior deck in that location. Additionally, the applicant seeks to construct a new garage on the back left of the home. Neither of the two additions would independently require any variances, and neither would increase the degree of nonconformity in regard to the front yard setback. The two additions are well proportioned to the size of the property and present no sight line obstructions or negative visual impact of any kind.

The required GML referrals were made but no response was received by the Board within 30 days thereof.

The application was submitted to County Planning pursuant to the GML and the County responded. No response was received by the Board within 30 days thereof, but thereafter the County responded with no objections and that this matter was for local determination.

No objections to the variances sought were received.

In reviewing the facts presented, the Board has considered the five factors set forth in New York State Town Law §267-b. Each factor has been considered relevant to the decision, but no single one was viewed as determinative.

(1) “whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance”:

The proposed variance would not produce any undesirable change in the character of the neighborhood or a detriment to any nearby properties, given the particular neighborhood, structures, and topography, on the condition that the applicant shall comply substantially with the plans submitted. The home, even with the proposed additions, would still fit in with the character of the neighborhood. To the rear of the home is Round Lake and there is more than ample room between the home and the Lake even including the additions. To the front is the County Road, and on one side is another road, Twin Lakes Road. There are no immediate adjoining homeowners on those three portions of the lot and there are no other perceivable detriments. Nothing the applicant is doing is changing in any way the pre-existing, nonconforming front yard setback.

(2) “whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance”:

There was no evidence presented of any other feasible alternatives that would provide the benefit sought but which would not themselves also require variances. The applicant is not proposing to add onto the front of the home or to increase the degree of nonconformity, and the only places therefore feasible to achieve the benefit sought are the two rear sides of the property. The applicant has therefore chosen the least impactful location for the additions.

(3) “whether the requested area variance is substantial”:

Although the 21.1 foot variance could be considered substantial, the fact that it has existed for so many years without perceivable detriment, and the fact that the front yard setback is not itself impacted here mitigates this factor and favors of the applicant notwithstanding the substantiality of the numbers.

(4) “whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district”:

There was no evidence presented of any adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

(5) “whether the alleged difficulty was self-created”:

The need for the variance is self-created in the sense of the applicant voluntarily wishes to expand the home, but the deficient front yard setback preexists the current Code and there is nothing the applicant can feasibly do about that and he is not seeking to add to that non-conformity.

Accordingly, on the conditions set forth below, pursuant to the requirements of Section 267-b.3 of the New York State Town Law, this Board finds that the benefit to the applicant if the variance is granted outweighs any detriment to the health, safety and welfare of the neighborhood or community by such a grant. The variance is granted subject to the following conditions:

Conditions

1. The applicant shall substantially comply with the plans submitted and the representations made to this Board;
2. The applicant shall pay all fees prior to the issuance of any building permit or certificate of use/occupancy;
3. The Applicant shall comply with all other applicable laws, rules and regulations and obtain any and all other required permits, including sewer, prior to the issuance of a certificate of occupancy.

The variance(s) granted on the conditions imposed are the minimum necessary and adequate while at the same time preserving and protecting the character of the neighborhood and the health, safety and welfare of the community.

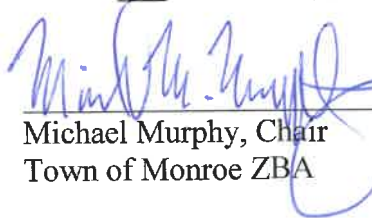
Information Note: Town of Monroe Code Section 57-65.C(12) provides that: “Any area or use variance granted by the Zoning Board of Appeals, or any variance granted under Subsection A(2), (3), (6) or (7), shall be deemed expired if the physical improvements associated with that variance are not completed by the recipient of the variance, and a certificate of occupancy or certificate of completion issued by the appropriate Town official, within two years of the filing of the variance with the Town Clerk, unless a longer period is specified in the decision of the Zoning Board of Appeals. Nothing shall preclude the applicant who receives a variance from seeking a rehearing on the decision granted to seek an extended period of time to complete the improvements and receive the certificate of occupancy or certificate of

completion for the improvement which is enabled in part or in all by the variance which was granted.
[Added 7-11-2011 by L.L. No. 4-2011 "

By roll call a motion to adopt the foregoing Resolution/Decision was made, seconded, and voted upon as follows:

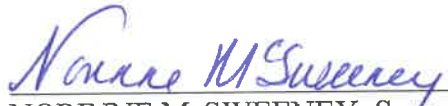
	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Michael Murphy, Chair	<u>X</u>	—	—	—
Peter Lewis	<u>X</u>	—	—	—
Kevin Scully	<u>X</u>	—	—	—
Francis Postiglione	<u>X</u>	—	—	—
Marci Daniel	<u>X</u>	—	—	—

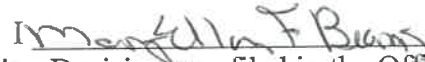
Dated:

 July 27, 2021
Michael Murphy, Chair
Town of Monroe ZBA

STATE OF NEW YORK)
)ss:
COUNTY OF ORANGE)

I, NORINNE McSWEENEY, Secretary to the Zoning Board of Appeals of the Town of Monroe, do hereby certify that the foregoing is a true and exact copy of a Decision maintained in the office of the Town of Monroe Zoning Board of Appeals, said resulting from a vote having been taken by the Zoning Board at a meeting of said Board held on June 22, 2021.


NORINNE McSWEENEY, Secretary
TOWN OF MONROE ZONING BOARD OF APPEALS

 Margaret F. Burns, Clerk of the Town of Monroe, do hereby certify that the foregoing Decision was filed in the Office of the Town Clerk on July 26 2021.


TOWN OF MONROE, Clerk

TOWN OF MONROE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town Board of the Town of Monroe, Orange County, New York, on **March 16, 2026 at 7:00** pm or soon there-after as can be heard at the Monroe Town Hall 1465 Orange Tpke., Monroe, New York 10950 regarding Short Term Rental (STR) Application for the parcel located at 308 Lakes Rd., Monroe, NY 10950 (SBL 19-1-2).

The public may comment during the public hearing on the topic of the public hearing.

The Town of Monroe will make every effort to assure that the Meeting is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

By Order of the Town Board dated March 10, 2026

Valerie Bitzer – Town Clerk

OFFICE OF THE BUILDING DEPARTMENT



1465 Orange Turnpike
Monroe, NY 10950
845-783-1900 ext.208

www.townofmonroeny.gov

February 26, 2026

Maureen Richardson – Town Supervisor
Town Board of the Town of Monroe

RE: Review of STR (Short-Term Rental) application for **308 Lakes Rd. (sbl#19-1-2)**

Dear Ms. Richardson and Town Board members,

Pursuant to Chapter 40 Rentals, Short Term (STR) of the Town Code, see attached application and supporting documents to permit **308 Lakes Rd.; an existing (4) bedroom Single-Family Dwelling with maximum occupancy shall not exceed 12 people**, to be used as a transient rental to be rented or offer to rent a short-term rental (STR) within the Town of Monroe.

As stated in §40-8, sub-sections A thru C, I have reviewed the application for compliance with the requirements of Chapter 40, the applicant was notified of application deficiencies within time allowed and has addressed the deficiencies. I confirmed the review of application is complete.

The application was then reviewed against the Residential and Fire Codes of NYS and inspections of the premises were conducted on **2/17/2026 & 2/26/2026**. I determined the property is in substantial compliance with the Residential and Fire Codes of NYS.

As stated in § 40-8 F (3), The structure and lot are nonconforming with zoning and was GRANTED variances for nonconformances as stated on ZBA variance resolution dated 6/22/2021 signed by Town Clerk on 7/28/2021 (see attached). As stated in §40-8, sub-sections D, upon a satisfactory inspection, I am forwarding the application to the Town Board for review of sub-sections E thru G (see attach). I have not received any objections from any neighbor.

If you have any questions please feel free to contact me.

Sincerely,


Benigno Maldonado
Building & Fire Inspector
Code Enforcement Officer

Inspections Per Permit Application

Permit Application #: STR-2026-0020

Permit Type : Short Term Rental

Location : 308 Lakes Rd

Inspection Type	Inspection Date	Inspector	Notes
Pre-Permit Site Insp.	02/17/2026	Benigno Maldonado	Need to revise plans to show correct bedroom count. Need to send out new updated notice to the neighbors to show the correct bedroom count. Need permits for shed and 2nd floor alterations.
Pre-Permit Site Insp.	02/26/2026	Benigno Maldonado	All appears to be in order. Sent to Town Board for review and approval.

Approved On: _____



1465 Orange Turnpike
Monroe, NY 10950
www.monroeny.org
845-783-1900 ext. 208

Permit No. **STP-2026-0020**

Building Inspector approval/review.

1ST REVIEW = 2/13/26 BSW

2ND REVIEW = 2/26/2026 BSW

APPLICATION FOR CHAPTER 40 "SHORT TERM RENTALS" PERMIT

INSTRUCTIONS:

Applicants shall apply for a short-term rental permit to the Building Inspector in accordance with the provisions of §40 and shall include all of the following information, unless waived by the Town Board upon appeal by the applicant:

- OK** A. Verification of property ownership, or affidavit of ownership and authorization by at least 50% of persons or entities holding controlling interest in the property.
- OK** B. Proof of compliance with all standards of section §40-6 for renewals, and for initial application, understanding of the requirements of §40-6 and demonstration of the ability to meet those requirements.
- OK** C. A property survey certified to the current owner identifying the following key features:
 - (a) Property boundaries.
 - (b) Principal and accessory structures (residences, sheds, detached garage, decks, patios, pools, paved areas, fences, water features, utility poles, and overhead wires.May substitute a survey certified to a previous owner prepared within the last 10 years, annotated to any minor changes and subject to a determination by the Building Inspector.
- OK** D. A site plan and as-built floor plan drawn to scale and prepared by a licensed New York State professional (architect, engineer or land surveyor). In lieu of a professionally prepared site plan and floor plan, the applicant may elect to provide a hand-drawn markup of the certified property survey, along with an approximate hand-drawn schematic floor plan, so long as the Building Inspector finds upon field inspection that the hand drawings are legible and reasonably portray existing and proposed conditions.

The site plan and floor plans must portray:

 - (a) Location of proposed off-street parking spots.
 - (b) Location of any yard or interior spaces whose access will be restricted to short-term tenants.
 - (c) Location and height of proposed fences, berms, and landscape planting buffers.
 - (d) Approximate treeline of wooded areas or location and diameter at breast height of individual trees providing substantial screening to adjacent residences or other land uses.
 - (e) Location of all proposed accessory structures and uses, including pools, decks, sheds, etc.
 - (f) Location of any exterior firepit or fire feature.
 - (g) Designation of bedrooms, kitchen, bathrooms, and other demised interior spaces.
 - (h) Location of proposed and existing hard-wired smoke detectors, fire extinguishers and any other fire safety equipment or facilities.
 - (i) Location of points of egress including egress windows.
 - (j) Proposed location of remote digital monitoring cameras and approximate angle of aim.
 - (k) Any other information deemed necessary by the Building Inspector.
- OK** E. List of names and addresses of the owners of record within a 500-foot radius of the lot of the proposed short-term rental.
- OK** F. Signed certification form (see attached) attesting compliance with § 40-7 A (8) (a thru e)
- OK** G. Registered mail receipts of the notice of application.
- OK** H. Proof of registration with all proper taxing authorities.
- OK** I. Certificate of Liability Insurance form prepared by a licensed insurance agency.
- OK** J. Permit application fee of \$500, fire safety inspection fee of \$100 (if applicable) a follow-up inspection shall be required annually, and permit renewal fee of \$50 (if applicable) made payable to the Town of Monroe.
- OK** K. If the owner is an LLC, CORP, or INC: submit an Entity Disclosure Form with the application

- L. Copies of any applicable homeowners' or condominium association bylaws or rules and any other applicable private conditions, covenants, or restrictions, including lake rights. The correspondence shall include specific conditions that determine whether the proposed short-term rental use is allowed.
- M. Upon complete submission of all required documents of this application as stated above, the Building Inspector shall follow the procedure outlined in § 40-8. Procedure for first permit issuance. Refer to code section below for description of approval process.

APPLICATION IS HERBY MADE for a short-term rental permit to the Building Inspector in accordance with the provisions of Chapter 40. Rentals, Short-Term, the applicant agrees to comply with all applicable laws, ordinance and regulations and by signing this application, I acknowledge and understand that it shall be unlawful for any person to rent or offer to rent a short-term rental within the Town of Monroe without first obtaining a short-term rental permit, and that it shall be my responsibility to reimburse the Town of Monroe for any consultant review charges that may be submitted for payment after the permit is issued.

Name of Applicant: 30% Lakes Rd LLC

Applicant's Full Address: [REDACTED]

Phone #: 347-587-0916 Email: jacob@happylivingmanagement.com

1. Address of Short-term rental: 308 Lakes Road, Monroe, NY, 10950

2. Section: 19 Block: 1 Lot: 2

3. Application Type: (CHECK ONE)



New Short-Term Rental (First Permit Issuance)



Renewal of Existing Short-Term Rental

4. Fee: \$600.00 (Checks made payable to Town of Monroe)

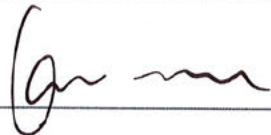
5. Name of Owner of Premises 30% Lakes Rd LLC Phone #: 347-587-0916

Address: [REDACTED] Email: jacob@happylivingmanagement.com

6. Name of Designated Manager Jacob Zicherman Phone #: 347-587-0916

Address: 167 Hopkins Street, Brooklyn, NY, 11206 Email: Jacob@happylivingmanagement.com

SIGNATURE



Receipt #: 00006979

Town of Monroe

Date Paid: 2/26/2026

Payer: 308 Lakes Rd LLC

Payer Address: 199 Lee Ave Ste. 719 Brooklyn

Notes: SBL#19-1-2 for STR application

Payment Type	Amount	Ref #
Check	\$600.00	28975672192

Amount Paid: \$600.00

Fee Type	Amount
Short Term Rental App.	\$500.00
STR Fire	\$100.00

UNITED STATES POSTAL SERVICE®

Serial Number 28975672192

Year, Month, Day 2026-01-23

Post Office 109870

U.S. Dollars and Cents \$600.00

Amount Six Hundred Dollars and 00/100 *****

Pay to Town of Monroe

Address 1465 ORANGE TALK MONROE, NY 10950

From 308 Lakesrd LLC

Address 199 Lee Ave. # 719 Brooklyn NY 11211

Memo [REDACTED]

SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

28975672192

Orange County, NY

Property



Property Address: 308 Lakes Rd

Municipality: Monroe

Tax ID: 19-1-2

Summary

Municipality Monroe
SWIS 334089
Tax ID 19-1-2
Status Active
Roll Section Taxable
Property Address 308 Lakes Rd
Monroe NY
Property Class 210 - 1 Family Res
Ownership Code
In Ag District No
Zoning SR-15
Neighborhood 2 Oldies
School District Monroe-Woodbury Csd
Property Description
Total Acreage/Size 2.6
Deed Book 14940
Deed Page 1598
Grid East 571486
Grid North 903804
Bank Code



Owners

Rodit R Marcovici
308 Lakes Rd
Monroe, NY 10950

Valuation

Assessed Year	2025	2024
Equalization Rate	11.55%	12.26%
Land Assessment	\$33,000	\$33,000
Total Assessment	\$91,000	\$91,000
Full Market Value	\$841,800	\$787,900

Special Districts

Year	Description	Type	Units	Percent	Value
2025	FD012 - Monroe fire		0	0%	\$0
2025	LT017 - Monroe town lt		0	0%	\$0
2025	RG012 - Monroe refuse		200	0%	\$0
2025	LB003 - Monroe Library		0	0%	\$0
2025	SW060 - Co 1 bond stp&intc		0	0%	\$0
2024	FD012 - Monroe fire		0	0%	\$0
2024	LT017 - Monroe town lt		0	0%	\$0
2024	LB003 - Monroe Library		0	0%	\$0
2024	SW060 - Co 1 bond stp&intc		0	0%	\$0
2024	RG012 - Monroe refuse		200	0%	\$0

Land

Site	Land Type	Size
Res 1	Waterfront	113,785 sq ft

Sales

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
2/5/2021	\$439,900	210 - 1 Family Res	Land & Building	Charles Tran Property LLC,	Yes	Yes	No	14940 / 1598
8/17/2017	\$258,751	210 - 1 Family Res	Land & Building	Mahran, Janine E	No	No	No	14319 / 1163
6/10/2015	\$1	210 - 1 Family Res	Land & Building	Mahran, Jeffrey	No	No	No	13905 / 63

Residential Buildings

Site	Res 1	Living Area	2,420
Building Style	Old Style	First Story Area	1,190
Number of Full Baths	4	Second Story Area	1,230
Number of Half Baths	0	Half Story Area	0
Number of Bedrooms	4	Additional Story Area	0
Number of Kitchens	1	Three Quarter Story Area	0
Number of Fireplaces	1	Finished Basement Area	400
Overall Condition	Normal	Finished Rec Room Area	0
Overall Grade	Average	Finished Area Over Garage	0
Porch Type	Porch-open/deck	Number of Stories	2
Porch Area	420	Sewer Type	Private
Year Built	1945	Water Supply	Private
Effective Year Built		Utilities	Electric
Basement Type	Full	Heat Type	Hot air
Basement Garage Cap.	0	Fuel Type	Natural Gas
Attached Garage Cap.	712	Central Air	Yes

Improvements

Site	Structure	Size	Grade	Condition	Year Built
Res 1	Patio-brick	420 sq ft	Average	Normal	2022
Res 1	Gar-1.0 att	712 sq ft	Average	Normal	2022
Res 1	Porch-open/deck	420 sq ft	Average	Normal	2022
Res 1	Pool-st/vnyl	16 x 36	Average	Normal	1999
Res 1	Shed-machine	320 sq ft	Average	Fair	1950
Res 1	Porch-coverd	75 sq ft	Average	Normal	2022
Res 1	Kitchen,Outdoor	1 x 0	Average	Normal	2022
Res 1	Porch-open/deck	480 sq ft	Average	Normal	2022

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$4,561.67	\$91,000.00	\$841,800.00	10.81%	1
2025	School	\$13,832.55	\$91,000.00	\$841,800.00	10.81%	1
2025	County	\$4,325.58	\$91,000.00	\$787,900.00	11.55%	1
2024	School	\$13,550.52	\$91,000.00	\$787,900.00	11.55%	1
2024	County	\$4,225.83	\$91,000.00	\$742,251.00	12.26%	1
2023	School	\$13,297.61	\$91,000.00	\$742,251.00	12.26%	1
2023	County	\$15,296.76	\$76,000.00	\$504,300.00	15.07%	1
2022	School	\$10,687.77	\$76,000.00	\$504,300.00	15.07%	1
2022	County	\$3,880.18	\$82,000.00	\$476,700.00	17.20%	1
2021	School	\$11,473.93	\$82,000.00	\$476,700.00	17.20%	1
2021	County	\$15,809.16	\$80,000.00	\$454,800.00	17.59%	1
2020	School	\$10,880.96	\$80,000.00	\$454,800.00	17.59%	1
2020	County	\$16,003.94	\$80,000.00	\$440,800.00	18.15%	1
2019	School	\$11,020.52	\$80,000.00	\$440,800.00	18.15%	1
2019	County	\$3,805.98	\$80,000.00	\$431,300.00	18.55%	1
2018	School	\$10,706.30	\$80,000.00	\$431,300.00	18.55%	1
2018	County	\$14,331.72	\$80,000.00	\$410,300.00	19.50%	1
2017	School	\$9,676.26	\$80,000.00	\$410,300.00	19.50%	1
2017	County	\$3,663.55	\$80,000.00	\$421,100.00	19.00%	1
2016	School	\$9,721.49	\$80,000.00	\$421,100.00	19.00%	1
2016	County	\$3,609.92	\$80,000.00	\$422,600.00	18.93%	1
2015	School	\$9,794.79	\$80,000.00	\$422,600.00	18.93%	1
2015	County	\$3,509.36	\$80,000.00	\$410,256.00	19.50%	1
2015	County	\$3,509.36	\$80,000.00	\$410,256.00	19.50%	1

Taxes reflect exemptions, but may not include recent changes in assessment.

Photos



No data available for the following modules: Comparable Search (Com), Additional Parcels Involved in Sale, Historic Deed, Inventory, Commercial Buildings, Utilities, Site Uses, Exemptions, View Tax Map.

The Orange County, NY Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Orange County, NY for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. The data contained herein is a matter of public record.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 2/12/2026, 8:01:40 PM](#)

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL



Construction/Fire Inspection Sheet

Called In Date: _____ Time: _____ Building Permit #: _____

Called In By: _____ Phone#: _____

Inspection/Violation: STR INTERIOR INSPECTION

Tax Map# _____ Section: 19 Block: 1 Lot: 2

Location: 308 LAKES RD.

Passed: 2/26/26 Inspector: (FW) Failed: 2/17/26 Inspector: (FW)

Passed: _____ Inspector: _____ Failed: _____ Inspector: _____

Passed: _____ Inspector: _____ Failed: _____ Inspector: _____

Passed: _____ Inspector: _____ Failed: _____ Inspector: _____

INSPECTION DATE: 2/17/26 **TIME:** 9:00 AM

COMMENTS:

OK * Will REVISIT PLANS TO SHOW 4 BEDRMS

OK * SEND OUT REVISIT LETTERS TO NEIGHBORS FOR 4-BEDRMS.

OK * NEED PERMIT FOR SHED AND 2ND FLOOR ALTERATIONS.

Email: _____

308 LAKES
RD PERMITS

① SHED = \$280 - (EST. COST 5,000)

② ALTERATIONS = \$580 - (EST. COST 20,000)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

m THIS INDENTURE, made the ^{as of} 16th day of December, in the year 2025

BETWEEN RODIT MARCOVICI, having an address at 308 Lakes Road, Monroe, New York 10950

party of the first part, and 308 LAKES RD LLC, having an address at 20 Twin Lakes Road, Monroe, New York 10950
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors
and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being
in the Town of Monroe, County of Orange and State of New York as more fully described on Schedule A annexed hereto and
made a part hereof.

Premises known as 308 Lakes Road, Monroe, New York 10950

Section: 19
Block: 1
Lot: 2

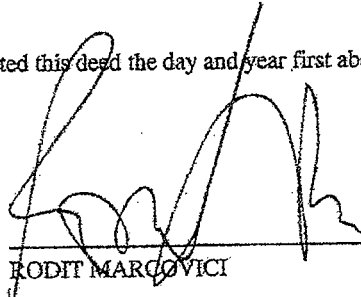
Being and intended to be the same premises conveyed to the grantor herein by deed dated February 2, 2021 and recorded
April 14, 2021 in the office of the Clerk of Orange County in Book 14940 Page 1598.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and
rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the
party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said
premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will
receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied
first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the
improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it
read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.



RODIT MARCOVICI

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Nassau, ss:

On the 2nd day of December in the year 2025, before me, the undersigned, personally appeared RODIT MARCOVICI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Josephine M Ramon
NOTARY PUBLIC

JOSEPHINE M RAMON
Notary Public, State of New York
Qualified in Queens County
No. 01RA4583519
Commission Expires March 12, 2026

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

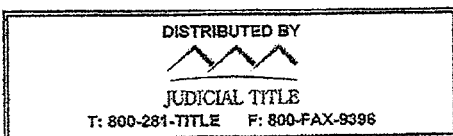
_____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

**Bargain & Sale Deed
With Covenants**

Rodit Marcovici
TO
308 Lakes Rd LLC

Title No. Stewart Title Guaranty Company by
Leaders Title Agency, Inc. #LTA25S-25710



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE

State of _____, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____ (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

COUNTY: Orange
TOWN/CITY: Monroe
PROPERTY ADDRESS: 308 Lakes Road, Monroe, NY 10930
SECTION: 19
BLOCK: 1
LOT: 2

RETURN BY MAIL TO:

MICHAEL AROUNIAN PLLC
175 EAST SHORE ROAD-UPPER LEVEL
GREAT NECK, NEW YORK 11023
ATTN: MICHAEL AROUNIAN, ESQ.

SCHEDULE A

File No.: LTA25S-25710

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Monroe, County of Orange and State of New York, which, on a survey thereof made by Knight, Bush & Thompson, Engineers and Surveyors, Monroe, N.Y., dated July 13, 1933, is more particularly bounded and described as follows:

BEGINNING at an iron pipe at or near the southeasterly side of the road leading from Monroe to Village of Greenwood Lake, said iron pipe being distant North 87° 05' East 83 feet from a stone pier at or near the northwesterly side of said road;

RUNNING THENCE North 48° 26' East 629.75 feet to an iron pipe at the end of a stone wall at or near the northeasterly side of said road, said iron pipe being distant North 23° 57' West 50.61 feet from a mark cut into a rock;

THENCE along said stone wall North 48° 17' West 77.50 feet to an iron pipe in the shore of Road Island Lake at or near high water line;

THENCE westerly and northerly along Round Island Lake 344 feet more or less to a point at the northeast end of a stone wall marked by an iron pipe at or near high water line, said iron pipe being distant North 14° 50' East 17.89 feet from the middle of a maple tree, the most westerly of two about 4 feet apart;

THENCE along said stone wall South 43° 18' West 424.60 feet to an iron spike, said iron spike being distant North 38° 26' West 14.06 feet from the middle of an elm tree;

THENCE South 49° 37' 30" East 186.51 feet, passing through an iron pipe at or near the northwesterly side of the aforesaid road at 183.51;

THENCE South 81° 45' East 67.08 feet to the point or place of BEGINNING.

SAID PREMISES being known as: 308 Lakes Road, Monroe, NY.

Section 19 Block 1 Lot 2

Chapter 40. Rentals, Short-Term

§ 40-6. Operational requirements.

OK A. House policies shall be prominently displayed within the dwelling during occupancy by short-term rental tenants. The house policies shall also be included in the rental agreement, which shall be required to be signed by the rental contract holder. At a minimum, the house policies shall include:

OK (1) Quiet hours from 9:00 p.m. to 8:00 a.m. Sunday evening through Friday morning and 10:00 p.m. to 9:00 a.m. Friday evening through Sunday morning, during which time the noise from the short-term rental home shall not unreasonably disturb adjacent neighbors. Sound that is audible beyond the property boundaries during nonquiet hours shall not be more excessive than would be otherwise associated with a residential area.

OK (2) Amplified sound that is audible beyond the property boundaries of the short-term rental home is prohibited during quiet hours.

OK (3) Vehicles shall be parked in the designated on-site parking area and shall not be parked on the street.

OK (4) Parties or group gatherings by persons other than the short-term rental tenants are not allowed.

OK (5) No more than one daytime guest is permitted per two overnight occupants, and any daytime guest must depart prior to the start of quiet hours.

OK (6) In the event of a complaint received by the Town, the property is subject to inspection by the Town Code Enforcement Official within 24 hours, and any rental tenant must not interfere with the inspection.

OK B. Term of short-term rental. No short-term rental contract shall be for a term of less than 24 hours.

N/A C. Occupancy limitation for lots of more than five acres and where permittee is residing on-site during the duration of the short-term rental. The maximum number of overnight occupants shall be no greater than the least of the following standards, which will be noted on any issued permit:

(1) Four persons per bedroom as determined by the Building Inspector; or

(2) The number of persons supported by the septic system capacity as determined by the Town Engineer if the dwelling is not served by public sewer.

OK D. Occupancy limitation under all other circumstances. The maximum number of overnight occupants shall be no greater than the least of the following standards, which will be noted on any issued permit:

OK (1) Twelve persons; or

N/A (2) Four persons per bedroom as determined by the Building Inspector; or

N/A (3) The number of persons supported by the septic system capacity as determined by the Town Engineer if the dwelling is not served by public sewer.

- OK E. Remote digital monitoring of occupancy. Where a short-term rental is rented or intended to be rented for transient occupancy during periods when the manager is not residing on-site, the site shall be digitally monitored by the manager to ensure compliance with the maximum number of allowable guests and visitors entering the premises, and to provide evidence to the Building Inspector of such compliance should he or she need to investigate complaints. Digital monitoring shall include outdoor cameras adequate in number, location and view angle to monitor arrivals and departures at the property. Digital video recordings shall be taken during times when the property is rented and kept for a minimum of 30 days, and copies shall be provided to the Building Inspector upon request. Notice of locations and purpose of cameras shall be provided to renters as well as disclosure of audio recording, if any.
- OK F. Short-term rental occupancy shall not be permitted in any vehicle, trailer or camper, and sleeping accommodations shall not be provided in a tent or other temporary structure.
- OK G. Exclusive short-term use. There shall only be one short-term rental tenant at any time for any property permitted under this chapter. A nontransient owner or tenant and their family residing at the property as their principal residence may continue to occupy the residential lot during the tenancy of a short-term rental tenant, so long as the total occupancy limitation is not exceeded.
- OK H. Lodging taxes. The permit holder shall be responsible for collecting and remitting any required lodging and/or sales taxes on the short-term rental fee, as required by local, county, state or federal law.
- OK I. Insurance. Permit holders shall maintain liability insurance for injuries or damage caused by rental guests in an amount determined by the Town Board, as amended from time to time and noted in a schedule to be maintained by the Town Clerk.
- J. Fire safety. An initial inspection to ensure compliance with the Residential and Fire Codes of New York State shall be required prior to issuance of a short-term rental permit, and a follow-up inspection shall be required annually. Inspection fees shall be set from time to time, according to a fee schedule adopted by the Town Board and noted in a schedule to be maintained by the Town Clerk. In addition to any requirements of the Residential and Fire Codes of New York State, the following standards shall be met:
- (1) A hard-wired fire alarm shall be installed in all bedrooms, kitchens and living spaces. As an alternative to a hard-wired system, a Wi-Fi-based system will be permitted with cellular backup.
 - (2) A fire extinguisher shall be installed in any kitchen and within 10 feet of any fireplace, fire pit, outdoor fire feature or outdoor grill.
 - (3) The fire inspector shall verify that adequate access is afforded to the property for emergency vehicles.
- OK K. Offer to rent.
- OK (1) Any offer to rent, as defined herein, shall include the valid permit number.
- OK (2) Any offer to rent shall include a disclosure of the short-term rental house policies.
- OK L. Safe access. Hard-surfaced walkways equipped with low-level lighting shall be provided from the driveway where parking is afforded to the entrance to the short-term rental.
- OK M. Compliance inspection. As an ongoing condition of the permit, the manager of the premises shall make the premises fully available to the Code Enforcement Officer or duly authorized deputy within 24 hours of receipt of a request by phone, regardless of whether the premises are currently occupied.

308 Lakes Rd

HOUSE RULES	STR Permit # _____
--------------------	---------------------------

A. House Policies

House policies shall be prominently displayed within the dwelling during occupancy by short-term rental tenants and shall also be included in the rental agreement signed by the contract holder.

1. Quiet Hours: 9:00 p.m.–8:00 a.m. Sunday through Friday; 10:00 p.m.–9:00 a.m. Friday through Sunday. Noise shall not unreasonably disturb adjacent neighbors.
2. Amplified Sound: Amplified sound audible beyond the property boundaries is prohibited during quiet hours.
3. Parking: Vehicles must be parked only in designated on-site parking areas. Street parking is not permitted.
4. Parties & Gatherings: Parties or gatherings by non-registered guests are not allowed.
5. Daytime Guests: One daytime guest per two overnight occupants is permitted. All daytime guests must depart before quiet hours.
6. Complaints & Inspections: Upon complaint, the Town may inspect the property within 24 hours. Tenants must not interfere.

B. Minimum Rental Term

No short-term rental contract shall be for a term of less than 24 hours.

C. Sleeping Restrictions

Short-term rental occupancy is not permitted in any vehicle, trailer, or camper. Sleeping accommodations shall not be provided in a tent or other temporary structure.

D. Exclusive Short-Term Use

Only one short-term rental tenancy is permitted at any time. A non-transient owner or tenant and their family may occupy the residence during the tenancy provided total occupancy limits are not exceeded.

E. Compliance Inspection

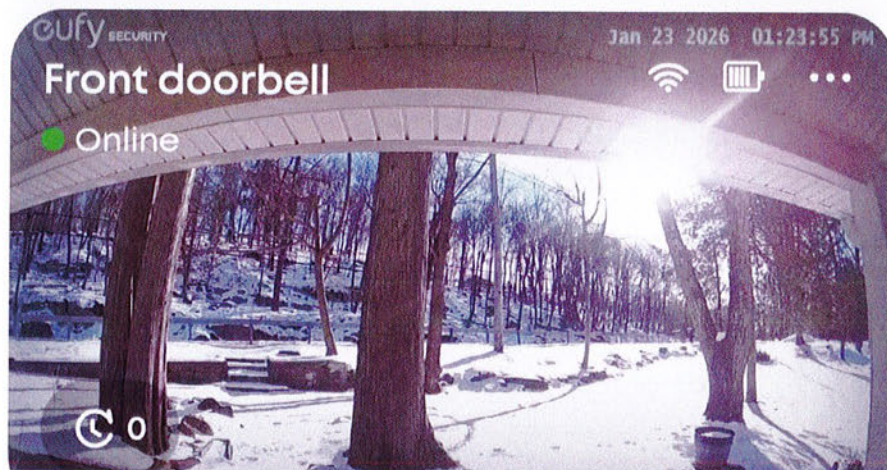
As an ongoing condition of the permit, the manager shall make the premises available to the Town Code Enforcement Officer within 24 hours of request, regardless of occupancy.

Failure to comply with these House Rules may result in immediate termination of the rental and enforcement action by the Town.

☰ jacobziche... ▾



Favorites Security





Front doorbell



eufy SECURITY

Jan 23 2026 02:02:55 PM



173KB/s





Garage



212K/s

Hold & Speak





Backyard



eufy SECURITY

Jan 23 2026 02:02:34 PM



192K/s

Hold & Speak











SHORT-TERM RENTAL PERMIT AFFIDAVIT OF NOTICE

I, Jacob Zicherman, certify that I have provided notice of an application for a Short-Term Rental Permit to property owners and residents within 500 feet of the Short-Term Rental location as required by the Town of Monroe **Chapter 40 B**. This notice provides the owner and/or owner representative information, including the emergency 24/7 phone number.

Signature

1/20/2026 + RESENT ON 2/17/26

Date

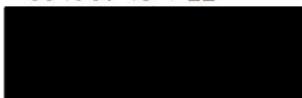
334089 7-1-81.4



334089 7-1-106



334089 19-1-22



334089 7-1-82.1



334089 7-2-35



334089 19-1-23



334089 7-1-84



334089 19-1-1.1



334089 19-1-24



334089 7-1-86



334089 19-1-1.2



334089 19-1-25



334089 7-1-87



334089 19-1-1.3



334089 19-1-26



334089 7-1-88



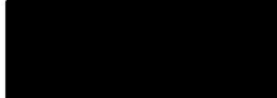
334089 19-1-2



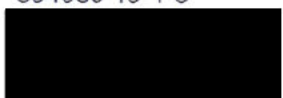
334089 20-1-1



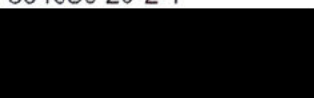
334089 7-1-89.1



334089 19-1-5



334089 20-2-1



334089 7-1-89.2



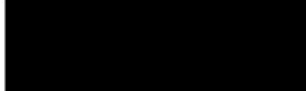
334089 19-1-6



334089 20-2-2



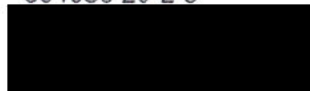
334089 7-1-89.3



334089 19-1-7



334089 20-2-3



334089 7-1-105



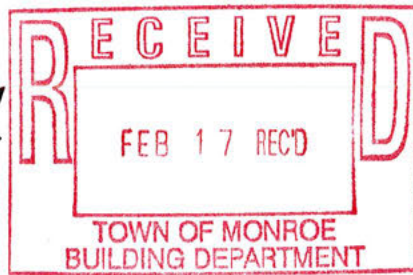
334089 19-1-8



334089 20-2-4



berta A



PUBLIC NOTICE OF SHORT TERM RENTAL PERMIT APPLICATION

DATE SENT: 1/20/2026

As required by **Section 40-7-B** of the Town of Monroe Municipal Code, at least 30 days prior to issuance of a Short-Term Rental Permit, occupants of all residences and businesses located within 500 feet from the residence must be notified of the proposed permit application and be provided with the contact information where they can seek additional information or register written concerns or objections.

You are being advised that the below mentioned individual has applied for a Short-Term Rental Permit to allow rental of below mentioned property for periods of 30 days or less as allowed by **Chapter 40** of the Town of Monroe Municipal Code.

ADDRESS TO BE USED AS SHORT-TERM RENTAL:

→ 308 Lakes RD Monroe NY 10950

Total Number of Bedroom: 4 Maximum Occupancy: 12

(Refer to submitted site plan) Location of proposed on-site parking: 4

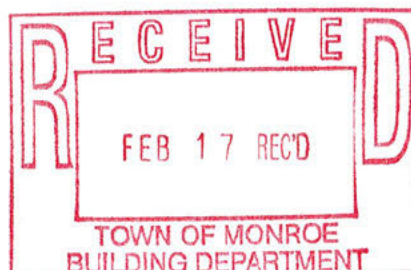
(Refer to applicate description) A description of the proposed short-term rental operation: _____

The name, address, telephone number and email of the proposed short-term rental manager that noticed property owners or lessees may contract if they wish to report any issues or file a complaint regarding any nuisance or violation of this chapter.

RENTAL MANAGER (all fields required)			
Name Jacob Zicherman			
Address [REDACTED]	City	State	Zip
Email jacob@happylivingmanagement.com	Phone Number 347-587-0916		

For more information or to submit written comments or concerns, please contact:

Town of Monroe
Building Department
1465 Orange Turnpike
Monroe, NY 10950
Phone: (845) 783-1900 ext. 208
www.monroeny.org



RE-SENT B/C OF WRONG
BEDROOM COUNT.



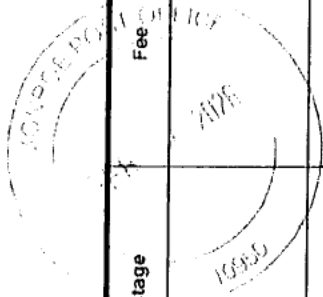
Certificate of Mailing — Firm

Name and Address of Sender 308 Lakes Rd LLC [Redacted]		TOTAL NO. of Pieces Listed by Sender		TOTAL NO. of Pieces Received at Post Office™		Affix Stamp Here Postmark with Date of Mailing	
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage		Fee	
1.		334089 19-1-5 [Redacted]		[Redacted]		[Redacted]	
2.		334089 19-1-6 [Redacted]		[Redacted]		[Redacted]	
3.		334089 19-1-22 [Redacted]		[Redacted]		[Redacted]	
4.		334089 19-1-23 [Redacted]		[Redacted]		[Redacted]	
5.		334089 19-1-24 [Redacted]		[Redacted]		[Redacted]	
6.		334089 19-1-25 [Redacted]		[Redacted]		[Redacted]	

U.S. POSTAGE PAID
MONROE, NY
10850
FEB 17 26
AMOUNT
\$4.20
S2324E501244-77



0000





Certificate of Mailing — Firm

Name and Address of Sender 308 Lakes Rd LLC [Redacted]		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here	
Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee
1.	[Redacted]	334089 7-1-89 1	[Redacted]		
2.	[Redacted]	334089 7-1-89 2	[Redacted]		
3.	[Redacted]	334089 7-1-89 3	[Redacted]		
4.	[Redacted]	334089 7-1-89 4	[Redacted]		
5.	[Redacted]	334089 19-1-7	[Redacted]		
6.	[Redacted]	334089 19-1-8	[Redacted]		

U.S. POSTAGE PAID
MONROE, NY
10950
FEB 17 26
AMOUNT
\$4.20
S2324E501244-77



0000



Certificate of Mailing — Firm

Name and Address of Sender 308 Lakes Rd LLC [Redacted]		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affirmation I, _____, certify that the information provided is true and correct.	
Postmaster, per (name of receiving employee)		U.S. POSTAGE PAID MONROE, NY 10950 FEB 17, 26 AMOUNT \$4.20 \$2324E501244.77		UNITED STATES POSTAL SERVICE 0000	
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Parcel Airlift
1.	[Redacted]	334089 19-1-26 [Redacted]	[Redacted]		
2.	[Redacted]	334089 20-1-1 [Redacted]	[Redacted]		
3.	[Redacted]	334089 20-2-1 [Redacted]	[Redacted]		
4.	[Redacted]	334089 20-2-2 [Redacted]	[Redacted]		
5.	[Redacted]	334089 20-2-3 [Redacted]	[Redacted]		
6.	[Redacted]	334089 20-2-4 [Redacted]	[Redacted]		



Certificate of Mailing — Firm

Name and Address of Sender 308 Lakes Rd LLC [Redacted]		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>	
Postmaster, per (name of receiving employee)					
U.S. POSTAGE PAID MONROE, NY 10950 FEB 17 26 AMOUNT \$4.20 \$2324E501244-77		 0000			
USPS® Tracking Number Firm-Specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee
1. [Redacted]		334089 7-1-81.4 [Redacted]			
2. [Redacted]		334089 7-1-82.1 [Redacted]			
3. [Redacted]		334089 7-1-84 [Redacted]			
4. [Redacted]		334089 7-1-86 [Redacted]			
5. [Redacted]		334089 7-1-87 [Redacted]			
6. [Redacted]		334089 7-1-88 [Redacted]			



Certificate of Mailing — Firm

Name and Address of Sender 308 Lakes Rd LLC [Redacted]		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt</i>		
Postmaster, per (name of receiving employee)		U.S. POSTAGE PAID MONROE, NY 10950 FEB 17 26 AMOUNT \$4.20 S2324E501244-77				
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Parcel Airflit
1.	[Redacted]	334089 7-1-106	[Redacted]			
2.	[Redacted]	334089 7-2-35	[Redacted]			
3.	[Redacted]	334089 19-1-11	[Redacted]			
4.	[Redacted]	334089 19-1-12	[Redacted]			
5.	[Redacted]	334089 19-1-13	[Redacted]			
6.	[Redacted]	334089 19-1-2	[Redacted]			



PUBLIC NOTICE OF SHORT TERM RENTAL PERMIT APPLICATION

DATE SENT: 1/20/2026

As required by **Section 40-7-B** of the Town of Monroe Municipal Code, at least 30 days prior to issuance of a Short-Term Rental Permit, occupants of all residences and businesses located within 500 feet from the residence must be notified of the proposed permit application and be provided with the contact information where they can seek additional information or register written concerns or objections.

You are being advised that the below mentioned individual has applied for a Short-Term Rental Permit to allow rental of below mentioned property for periods of 30 days or less as allowed by **Chapter 40** of the Town of Monroe Municipal Code.

ADDRESS TO BE USED AS SHORT-TERM RENTAL:

→ 308 Lakes RD Monroe NY 10950

~~Total Number of Bedroom: 6~~ *REFER* Maximum Occupancy: 12
TO RE-SENT COPY ON 2/17/26

(Refer to submitted site plan) Location of proposed on-site parking: 2

(Refer to applicate description) A description of the proposed short-term rental operation: _____

The name, address, telephone number and email of the proposed short-term rental manager that noticed property owners or lessees may contract if they wish to report any issues or file a complaint regarding any nuisance or violation of this chapter.

RENTAL MANAGER (all fields required)			
Name Jacob Zicherman			
Address [REDACTED]		City	State
Email Jacob@happylivingmanagement.com		Phone Number 347-587-0916	

For more information or to submit written comments or concerns, please contact:

Town of Monroe
Building Department
1465 Orange Turnpike
Monroe, NY 10950
Phone: (845) 783-1900 ext. 208
www.monroeny.org



Certificate of Mailing — Firm

Name and Address of Sender 308 Lakes Rd Llc.		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Stamp Here with Date of Receipt.
Postmaster, per (name of receiving employee)		 0000		
USPS® Tracking Number Firm-specific Identifier		U.S. POSTAGE PAID BROOKLYN, NY JAN 22 2026 AMOUNT \$4.20 32322H50027-20		
Address (Name, Street, City, State, and ZIP Code™)		Parcel Airlift		
1.	334089 20-2-2			
2.	334089 20-2-3			
3.	334089 19-1-6			
4.	334089 7-2-35			
5.	334089 7-1-106			
6.	334089 19-1-22			

See Reverse for Instructions



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
308 Lakes Rd 1/2 [Redacted]		[Signature]	[Signature]	
USPS® Tracking Number Firm-specific Identifier		Parcel Airlift		
1.		334089 19-1-23 [Redacted]		
2.		334089 20-1-1 [Redacted]		
3.		334089 20-2-1 [Redacted]		
4.		334089 19-1-5 [Redacted]		
5.		334089 19-1-2 [Redacted]		
6.		334089 19-1-24 [Redacted]		



U.S. POSTAGE PAID
BROOKLYN, NY
11205-26
JAN 22 2025
AMOUNT
\$4.20
S23221500827-20



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
308 Lakes Rile, [Redacted]		[Signature]	[Signature]	
Postmaster: per (name of receiving employee)		[Signature]		
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		
1.		334089 19-1-1.1 [Redacted]		
2.		334089 19-1-25 [Redacted]		
3.		334089 19-1-26 [Redacted]		
4.		334089 19-1-1.3 [Redacted]		
5.		334089 19-1-1.2 [Redacted]		
6.		334089 19-1-7 [Redacted]		

U.S. POSTAGE PAID
BROOKLYN, NY
11205
JAN 23, 26
AMOUNT
\$4.20
S2322H500827-20

UNITED STATES
POSTAL SERVICE®
0000

PARCEL AIRLIFT

U.S. AIR MAIL PERMIT NO. 1000
JAN 21 2026
NEW YORK, NY



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
308 Lakes Rd 11a [Redacted]		1	1	
USPS® Tracking Number Firm-specific Identifier				
1.		334089 7-1-88	[Redacted]	
2.		334089 7-1-89.1	[Redacted]	
3.		334089 7-1-89.2	[Redacted]	
4.		334089 7-1-105	[Redacted]	
5.		334089 7-1-89.3	[Redacted]	
6.		334089 20-2-4	[Redacted]	

Postmaster, per (name of receiving employee)



U.S. POSTAGE PAID
BROOKLYN, NY
JAN 17 2006
AMOUNT
\$4.20
82922H500627-20

~1 Airlift



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender		TOTAL NO. of Pieces Received at Post Office™		Affix Stamp Here Postmark with Date of Receipt.	
308 Lakes Rd LLC [Redacted]		[Signature]		[Signature]		[Redacted]	
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Parcel Airlift		U.S. POSTAGE PAID BROOKLYN, NY JAN 1 2026 AMOUNT \$4.20 S2322H500627-20	
1.		334089 7-1-87		[Redacted]		[Redacted]	
2.		334089 7-1-82.1		[Redacted]		[Redacted]	
3.		334089 7-1-81.4		[Redacted]		[Redacted]	
4.		334089 7-1-86		[Redacted]		[Redacted]	
5.		334089 7-1-84		[Redacted]		[Redacted]	
6.		334089 19-1-8		[Redacted]		[Redacted]	

CERTIFICATION FORM ATTESTING COMPLIANCE WITH § 40-7 A (8) (a thru e)

I, Jacob Zicherman, acknowledge that I am the owner of the property to which I am applying for a short-term rental permit and attesting the compliance with the following:

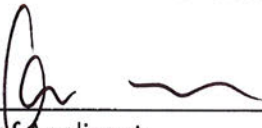
(a) That I have not previously advertised, or have ceased advertising, for the short-term rental that is the subject of this application, and will not begin, or resume, any advertising until a permit is approved.

(b) I have no financial interest in any other property within the Town of Monroe associated with a short-term rental permit; or, if the owner has a financial interest in a property that is subject to a short-term rental permit, the nature of the financial interest and the property address, along with a copy of the valid permit for that property has been submitted with this application.

(c) I have paid, or will pay, all fines that have been assessed by the Town including those assessed because of a notice of violation previously issued to me for unpermitted short-term rental use or activity, prior to the processing of the short-term rental permit application.

(d) I acknowledge that all statements made on the certification form and provided during the short-term rental permit application process are correct to the best of my knowledge.

(e) I acknowledge that any false information or misrepresentations made in the application or during the application process shall result in an enforcement action pursuant to §40-10.



Signature of Applicant

01/05/2026

(Date)



ORANGE COUNTY DEPARTMENT OF FINANCE

Kerry Gallagher
Commissioner

Andrea Concannon Coleen Harris
Deputy Commissioner Deputy Commissioner

Located at:
255 Main Street
Goshen, New York 10924

Administration:	845-291-2485
Accounts Payable:	845-360-6666
Payroll Office:	845-291-2030
Audit:	845-291-2510
Property Tax:	845-291-2480
Main Fax:	845-378-2372
Payroll Fax:	845-360-9170

Steven M. Neuhaus
County Executive

January 20, 2026

Jacob Zicherman
308 Lakes Rd, LLC

Dear Operator,

The Orange County Hotel and Motel Occupancy Tax was filed with the New York State Department of State and was effective as of September 15, 2009.

Enclosed please find the following documents:

- Certificate of Authority
- Rules and Regulations
- Return of Tax on Occupancy of Hotel and Motel Rooms form
- Local Law No. 13 of 2009
- Local Law No. 12 of 2025

You may make copies of the return, which are due quarterly, for future filings. The local law, the return and the Rules and Regulations are available on the County's website www.orangecountygov.com under:

- County Departments
 - Finance Department
 - Hotel and Motel Occupancy Tax
 - Return of Tax on Occupancy of Hotel Rooms form

The Certificate number you have been issued is **H-00407**. This must appear on all correspondence, including the quarterly returns and all checks.

If you should have any questions, please call this office at 845-291-2486.

Sincerely,

Kerry Gallagher

Commissioner of Finance

www.orangecountygov.com



CERTIFICATE OF AUTHORITY

HOTEL AND MOTEL OCCUPANCY TAX

Steven M. Neuhaus
County Executive

Kerry Gallagher
Finance Commissioner

IDENTIFICATION NUMBER

H - 00407

(Use this number on all returns, payments & correspondence)



Issued: January 2026

BUSINESS NAME:

ADDRESS:

308 Lakes Rd, LLC
308 Lakes Road
Monroe, NY 10950

is authorized to collect Hotel and Motel Occupancy Tax under Local Law Number 13 of 2009, pursuant to Chapter 208 of the Laws of 1983 of the State of New York.

This certificate must be prominently displayed in the place of business.

Collection: Town & County 2026

Fiscal Year Start: 1/1/2026

Fiscal Year End: 12/31/2026

Warrant Date: 12/29/2025

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/7/2026	1/6/2026	\$4,561.67	\$4,561.67	\$0.00	\$0.00	Internet	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
005282	334089	19-1-2	Payment Posted
Address	Municipality	School	
308 Lakes Rd	Town of Monroe	Monroe-Woodbury Csd	

Owners

Marcovici Rodit R
308 Lakes Rd
Monroe, NY 10950

Property Information

Roll Section: 1
Property Class: 1 Family Res
Lot Size: 2.60

Assessment Information

Full Market Value: 841800.00
Total Assessed Value: 91000.00
Uniform %: 10.81

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
COUNTY	124638634	3.3000	91000.000	18.61949100	\$1,694.37
TOWN	3383947	2.1000	91000.000	8.19958600	\$746.16
HIGHWAY	1494810	92.8000	91000.000	6.99683900	\$636.71
Monroe fire	2403643	2.1000	91000.000	5.72703300	\$521.16
Monroe Library	1531325	1.7000	91000.000	3.64805000	\$331.97
Monroe town lt	93763	-15.3000	91000.000	0.43350600	\$39.45
Monroe refuse	0	0.0000	200.000 Units	2.27772200	\$455.54
Co I bond stp&intc	544786	-9.9000	91000.000	1.49790100	\$136.31

Total Taxes: \$4,561.67

Estimated State Aid - Type	Amount
County	143512347.00
Town	677529.00

Mail Payments To:

Town of Monroe
Tax Collector
1465 Orange Turnpike Monroe, NY 10950



TAX SEARCH

The unpaid taxes, water rates, assessments and other matters relating to taxes that are properly filed and indexed as liens as of the date of this search are set forth below. This search does not include any item that has not become a lien through the date of this search nor does it include installments due after the date of this search. This search does not cover any part of streets that the above captioned premises abut. If the tax lots reported cover more or less than the premises under examination, this fact will be noted herein. In such cases, the interested parties should take the necessary steps to make the tax map conform to the property description to be insured.

October 6, 2025

Title #:	LTA25S-2571O	Assessed to:	Rodit R. Marcovici
Premises:	308 Lakes Road	School District:	Monroe-Woodbury CSD
County:	Orange	Village:	None
Town:	Monroe	Building Class:	210 - Single Family Residence
SWIS:	334089	Acreage:	2.60
Section:	19	Assessed Value:	Land: 33,000 - Total: 91,000
Block:	1	Exemptions:	None
Lot:	2		

2025 Town/County Tax: 1/1-12/31 2025

Full Tax:	\$4,325.58	Due 1/1/25	Paid
-----------	------------	------------	------

2025/2026 School Tax: 7/1-6/30 2025/2026

Full Tax:	\$13,832.55	Due 9/1/25	Paid
-----------	-------------	------------	------

Water/Sewer: Private

Run Date: 10/06/25 Subject to continuation prior to closing.

Recent payments of open items on this search may not yet be reflected on the public records. Therefore, in order to prove recent payments, it is advisable for the seller or borrower to present receipted bills at closing.

CONTINUED ON NEXT PAGE



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
1/5/2026

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Global Risk Services Group Inc 670 Flushing Ave Ste 201 Brooklyn, NY 11206	PHONE (A/C, No, Ext): (718) 840-3636	COMPANY Safeco Insurance Company Of Indiana 350 East 96th St, Indianapolis, IN 46240
FAX (A/C, No): (718) 840-3637	E-MAIL ADDRESS: Sam@globalrsg.com	
CODE: AGENCY CUSTOMER ID #: 308LAKE-01	SUB CODE:	
INSURED 308 Lakes Rd LLC	LOAN NUMBER	POLICY NUMBER
	EFFECTIVE DATE 12/18/2025	EXPIRATION DATE 12/18/2026
	☐ CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION

LOCATION/DESCRIPTION Loc # 1, 308 Lakes Rd, Monroe, NY 10950
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED	BASIC	BROAD	SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
COVERAGE / PERILS / FORMS					
Loc # 1					
Dwelling				\$1,000,000	2,500
Personal Property				\$89,500	
Fair Rental Value				\$200,000	
Personal Liability Each Occurrence				\$500,000	
Medical Payments Each Person				\$10,000	
Other Structures				\$173,600	

REMARKS (Including Special Conditions)

--

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS	☒ ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	☒ LOSS PAYEE
	☒ MORTGAGEE		
POC	LOAN #		
	AUTHORIZED REPRESENTATIVE		

FOR OFFICE USE ONLY

Application #

TOWN OF MONROE

1465 Orange Turnpike Monroe, NY 10950

Telephone (845) 845-783-1900 www.townofmonroeny.gov**ENTITY DISCLOSURE FORM**

(This form must accompany all land use applications submitted by any Entity as defined herein)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Doing Business Name, Corporation or Association (hereinafter referred to as the "Entity") filing a land-use application before the Town Board is required pursuant to Section 23-11A of the Town Code of the Town of Monroe. The names of all Members of the Entity for the past year from the filing of any land use application must be set forth. Also, the applicant must attach a copy of all Entity documents filed with the New York State Secretary of State or in any other State of its formation as well as all records regarding Membership Interests in the Entity, minutes of any Meetings and records of transfer of any membership interests since the formation of the Entity. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the section being supplemented.

SECTION A.

Name of Entity 308 Lakes RD LLC	Project Name and Address 308 Lakes RD
Address of Entity [REDACTED]	City, State, Zip Code Monroe NY 10950
State of Formation New York	Email and telephone contact information jacob@happylivingmanagement.com

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, manager, authorized persons, beneficial owners, any others with any interest in or with the above referenced Entity. List all persons with a membership or voting interest or controlling position in the Entity along with that parties' business or personal address and telephone number, e-mail address and other contact information. "Authorized person" used herein means an individual or entity, whether or not a shareholder, member, officer or director, or person identified by any other title who is authorized to act, solely or in conjunction with others, on behalf of or for the Entity. Use a supplemental sheet to list additional persons.

Name	Address	Telephone Number
Jacob Zicherman		847-587-0916

SECTION C. Does any party identified in Section B currently hold a paid or unpaid position with an agency of the Town of Monroe?

☐ YES

☒ NO

If yes, list every Board, Department, Office, agency or other position with the Town of Monroe with which a party has a position, unpaid or paid, and identify the agency, title, and date of hire.

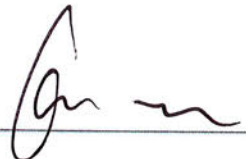
Agency	Title	Date of Hire

SECTION D. The information contained herein shall be updated with the Town Clerk no later than thirty days after any change in information.

Any person who (1) provides false or fraudulent beneficial ownership information; (2) willfully fails to provide complete or updated information; or (3) during the application process, fails to obtain or maintain credible, legible, and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity or a stop work order on any work relating to the application or both, in addition to any other applicable penalties under the Town Code or State or Federal Statute or both.

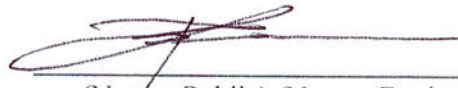
STATE OF New York COUNTY OF Kings.

I, Jacob Zicherman being first duly sworn, according to law, deposes and says that I am (Title) owner/member, an active and qualified member of the 308 Lakes Rd Llc, a business duly authorized by law to do business in the State of New York, and that the statements made in the forgoing affidavit are true, accurate, and complete. I further understand that land use applications may have a significant impact upon the health, safety and general welfare of the Town, its inhabitants and visitors, and the Town Board is required to be certain that anyone with any interest or controlling position of the Entity who applies for any land use approval or permission must have no conflict of interest as that term is defined in Town Law as well as the General Municipal Law and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town to be certain no conflict of interest exists and without the disclosure a full review of any conflict cannot take place.

(Signature)  (Print) Jacob Zicherman.

Sworn to and subscribed in my presence

this 22 day of Jan, 20 27


(Notary Public) (Notary Expiration)

TSABIKOS FOUTOULIS
Notary Public, State of New York
No. 01FO6245404
Qualified in Kings County
Commission Expires July 18, 2027

CERTIFICATE OF OCCUPANCY



Permit No.: 2021-11163
CO #: 2021-11163

Completion Date: 08/25/2022

THIS CERTIFIES that SEC-BLK-LOT #19-1-2 located at: 308 Lakes Rd
Conforms substantially to the approved plans and specifications heretofore filed in this office with application
for Building Permit received on 03/31/2021 pursuant to which Building Permit No. 2021-11163 was issued and
conforms to all of the requirements of the applicable provisions of the law or code at that time. The occupancy
for which this certificate is issued:

**For an addition consisting of a 5'x15' roof front porch; a 24'x28' left side (2) car garage and a 35'x24.5'
rear addition consisting of a basement extension, new patio with outdoor kitchen at grade level,
1st floor, Dining/living & kitchen extension and rear open wood deck,
2nd floor, Master suite with full bath, bedroom #3 extension, and open wood deck to an existing Single-
Family Dwelling**

as per stamped approved drawings dated 8-4-2021 and ZBA approvals dated July 27, 2021.

Notes:

**1) Space for main dwelling owners use only and SHALL NOT be used for any other purpose except as
outlined on approved plans.**

Zoned: SR-15 as established and designated on the Zoning Map of the Town of Monroe.

This certificate is issued to: Rodit Marcovici for the aforesaid structure.

Mark Van Etten

Mark VanEtten

Assistant Building and Fire Inspector

CERTIFICATE OF OCCUPANCY



Permit No.: 2026-12684
CO #: 2026-12684

Completion Date: 02/25/2026

THIS CERTIFIES that SEC-BLK-LOT #19-1-2 located at: 308 Lakes Rd
Conforms substantially to the approved plans and specifications heretofore filed in this office with application
for Building Permit received on 02/18/2026 pursuant to which Building Permit No. 2026-12684 was issued and
conforms to all of the requirements of the applicable provisions of the law or code at that time. The occupancy
for which this certificate is issued:

**For Level 2-Alteration as per the 2025 Residential Code of NYS Section BO105 of an existing Single
Family Detached Dwelling.**

**Alterations include the reconfiguration of space, the addition or elimination of any door or window, the
reconfiguration or extension of any system, or the installation of any additional equipment as per As-
Built plans dated 2/17/2026 (revision 3).**

Notes: 1) SHALL NOT be expanded as to floor plan or (4) bedroom count.

Zoned: SR-15 as established and designated on the Zoning Map of the Town of Monroe.

This certificate is issued to: 308 Lakes Rd LLC for the aforesaid structure.

Benigno Maldonado

Benigno Maldonado
Building Inspector/Code
Enforcement Officer

CERTIFICATE OF COMPLIANCE



Permit No.: 2026-12683
CO #: 2026-12683

Completion Date: 02/17/2026

THIS CERTIFIES that the building located at: 308 Lakes Rd

SEC-BLK-LOT: 19-1-2

Conforms substantially to the approved plans and specifications heretofore filed in this office with application for Building Permit received on 02/17/2026 pursuant to which Building Permit No. 2026-12683 was issued and conforms to all of the requirements of the applicable provisions of the law or code at that time. The certificate is issued for:

**A 10'x8' wood shed installed by previous owner located to the right rear of the property a min. of 5' from the side property lines & 10' min. from the house as per survey dated 12/21/2025.
Note: No electric in shed.**

Zoned: SR-15 as established and designated on the Zoning Map of the Town of Monroe.

This certificate is issued to: 308 Lakes Rd LLC for the aforesaid structure.

Benigno Maldonado
Benigno Maldonado
Building Inspector/Code Enforcement
Officer

CERTIFICATE OF OCCUPANCY



Permit No.: 2020-11068
CO #: 2020-11068

Completion Date: 01/19/2021

THIS CERTIFIES that SEC-BLK-LOT #19-1-2 located at: 308 Lakes Rd
Conforms substantially to the approved plans and specifications heretofore filed in this office with application
for Building Permit received on 12/21/2020 pursuant to which Building Permit No. 2020-11068 was issued and
conforms to all of the requirements of the applicable provisions of the law or code at that time. The occupancy
for which this certificate is issued:

**For the renovation of an existing unfinished basement into a FINISHED rec room with egress doors,
full bathroom, and added smoke and CO detectors hardwired throughout. As per layout plan stamped
approved dated 12/23/2020. Also for the removal of a AST Oil Tank in the basement.**

**Note: Space for main dwelling owners use only and SHALL NOT be used as an accessory apartment or
for any other purpose except as outlined on approved plans.**

Zoned: SR-15 as established and designated on the Zoning Map of the Town of Monroe.

This certificate is issued to: Charles Tran Property LLC for the aforesaid structure.

Benigno Maldonado

Benigno Maldonado
Building Inspector/Code
Enforcement Officer

CERTIFICATE OF OCCUPANCY

Building Permit No: 96-4334-49

DATE: 11/17/2004

THIS CERTIFIES that the building located at:
north west side of Lakes Road

Sec-Blk-Lot: 19-1-2

conforms substantially to the approved plans and specification heretofore filed in this office with application for Building Permit received on 05/21/1996 pursuant to which Building Permit No. 96-4334-49 was issued and conforms to all of the requirements of the applicable provisions of the law or code at that time. The occupancy for which this certificate is issued is:

For a 12'x20'-6" rear open deck. A rear 8'x15' kitchen extension. A second story addition for use as three bedrooms, one full bath and a office/den room.

Situated in an WR district as established and the Zoning designated on Map of the Town of Monroe

This certificate is issued to: Jeffrey & Janine Mahran
for the aforesaid structure.



William Muenta
Building Inspector



SHORT TERM RENTAL (STR) PERMIT

THIS PERMIT MUST BE POSTED IN THE HOUSE TO SHOW THE USE IS APPROVED.

Permit No.: STR-2025-0018

Date: 10/03/2025

Permission is hereby granted to:

Owner's Name: 10 Twin Lakes LLC c/o: Jacob Zicherman

Address: [REDACTED]

Expiration Date:
10/03/2028

Designated Manager's Name: Jacob Zicherman

Address: 199 Lee Ave Ste. 719 Brooklyn, NY11211

Application/Plans Date: 03/07/2025

SBL #: 19-1-1.3

Premises Location: 10 Twin Lakes Rd

Zoning District: SR-15

PERMIT USE:

Pursuant to Town Code Ch. 40 (Rentals, Short-Term) adopted by the Town Board of the Town of Monroe 2-7-2022 by L.L. No. 1-2022, to permit this existing (7) bedroom Single-Family Dwelling to be used as a transient rental to rent or offer to rent a short-term rental (STR) within the Town of Monroe as approved by the Town Board Resolution 2025-405 on 9/15/2025.

Note: 1) Maximum occupancy shall not exceed: 12 people.

2) It shall be the responsibility of the permit holder to submit a renewal application a minimum of 60 days prior to the expiration of their existing permit.

3) Approval subject to the conditions in Section 3 (1-6) of Resolution 405/2025 dated September 15, 2025.

Pursuant to application plans and specifications approved by the undersigned, and in substantial compliance with all applicable laws, ordinances and regulations, including the "New York State Uniform Fire Prevention and Building Code", and the "New York State Energy Conservation Construction Code."

Benigno Maldonado

Benigno Maldonado

Building Inspector/Code Enforcement Officer

11. New Business

Subject **10.11. RPTL Exemption Town of Palm Tree/Village of KJ**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

RPTL Exemption Town of Palm Tree/Village of KJ

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe exempts all eligible municipally owned parcels owned by the Village of KJ/ Town of Palm Tree according to RPTL 406.

1. 2026 Exemption Letter - Town of Monroe (2) (1)

WHITEMAN
OSTERMAN
& HANNA LLP

Attorneys at Law
www.woh.com

One Commerce Plaza
Albany, New York 12260
518.487.7600 phone
518.487.7777 fax

Michael G. Sterthous
Partner
518.487.7620 phone
msterthous@woh.com

February 27, 2026

Via Federal Express and Electronic Mail

Hon. Maureen Richardson, Town Supervisor
Town of Monroe
1465 Orange Turnpike
Monroe, New York 10950
Email: mrichardson@townofmonroeny.gov

Re: Application for Exemption from Taxation for Certain Parcels Owned by the
Village of Kiryas Joel

Dear Supervisor Richardson:

As you are aware, this law firm represents the Village of Kiryas Joel (“Kiryas Joel”). Further to our recent discussions with the Assessor of the Town of Monroe, we are submitting this Letter with respect to certain additional properties owned by Kiryas Joel. At the unanimous request of the Kiryas Joel Board, we write to formally request that the Town of Monroe (the “Town”) grant an exemption from real property taxes for certain properties owned by the Kiryas Joel and the coterminus Town of Palm Tree¹ located within the Town of Monroe, certain of which are also located within the Village of Monroe. Those properties (the “Properties”) are set forth as Town of Monroe Tax Map Nos.:

11-6-88
43-3-2
104-1-6
216-1-46.21
1-1-77.2
2-1-11

¹ As you know, the Town of Palm Tree and Village of Kiryas Joel are coterminous political entities governed by the Village Board of Trustees of the Village of Kiryas Joel pursuant to relevant portions of the New York Village Law.

The Properties are currently used for municipal and public purposes, including as a public park, municipal water supply, and other public uses. Under Real Property Tax Law (“RPTL”) § 406, real property owned by a municipality not within its corporate limits, but used for certain public purposes, is entitled to an exemption from real property taxes. As you know, the Town has historically recognized the Properties as exempt – as recently as the Town’s 2025 assessment roll.

As discussed at our February 25, 2026 meeting, Kiryas Joel welcomes the opportunity to enter into an intermunicipal agreement with the Town regarding the exemption of the Properties from real property taxation. Notwithstanding, please consider this letter as Kiryas Joel’s formal request to continue the real property tax exemption for the Properties, as has been historically the case.

Should you have any questions or wish to discuss this further, please do not hesitate to contact me.

Sincerely,
/s/ Michael G. Sterthous
Michael G. Sterthous

cc: Village Board of the Village of Kiryas Joel (via email)
Darius Chafizadeh, Town Attorney (via email)

ORIGIN ID:GFLA (518) 487-7600
MICHAEL G. STERTHOUS, ESQ.
WHITEMAN, OSTERMAN & HANNA LLP
ONE COMMERCE PLAZA

SHIP DATE: 27FEB26
ACTWGT: 1.00 LB
CAD: 256124264/INET74535

ALBANY, NY 12260

BILL SENDER

UNITED STATES US

TO HON. MAUREEN RICHARDSON, TOWN SUP.

TOWN OF MONROE

1465 ORANGE TURNPIKE

MONROE NY 10950

(845) 783-1900 X 104

REF: 043194-032

INV:

DEPT:

PO:



J261028912001uv

TRK# 8891 5658 8585

0201

MON - 02 MAR 12:00P
PRIORITY OVERNIGHT

XP SWFA

NY-US

SWF

10950



After printing this label:

CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH

1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

12. New Business

Subject **10.12. RPTL Exemption Village of Monroe**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

RPTL Exemption Village of Monroe

2026-#137

BE IT RESOLVED that the Town Board of the Town of Monroe exempts all eligible municipally owned parcels owned by the Village of Monroe according to RPTL 406. Motion also includes authorizing the Supervisor to sign the RPTL Exemption Agreement with Village of Monroe subject to Attorney approval.

1. Motion From the Floor

Subject **11.1. MELT Act**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

MELT Act

2026-#

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

2. Motion From the Floor

Subject **11.2. Consultant Services RE: Finance Department**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Consultant Services RE: Finance Department

2026-#

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

1. Public Comment

Subject

12.1. Rules for Public Comment

Meeting

March 2, 2026 - Monroe Town Board Meeting Agenda

Type

2. Public Comment

Subject	12.2. Public Comment
----------------	-----------------------------

Meeting	March 2, 2026 - Monroe Town Board Meeting Agenda
---------	--

Type	Procedural
------	------------

Public Comment	
----------------	--

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

Subject **13.1. Enter into Executive Session**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Enter Into Executive Session

1. Return to Regular Meeting

Subject **14.1. Return to Regular Meeting**

Meeting March 2, 2026 - Monroe Town Board Meeting Agenda

Type Action (Resolution)

Return to Regular Meeting

1. Adjournment

Subject

15.1. Adjournment of Meeting

Meeting

March 2, 2026 - Monroe Town Board Meeting Agenda

Type

Action (Resolution)

Adjournment of Meeting

2026-#

BE IT RESOLVED that the Town Board of the Town of Monroe adjourns the meeting of March 2, 2026 at ____.