

Town of Monroe
Town Board Minutes
Monday, July 13, 2026
(www.townofmonroeny.gov)

Generated by Valerie Bitzer

Members Present

Maureen Richardson, Bethany Stephens, Juan Luis Rivera
Town Counsel - Darius Chafizadeh

Members Absent

Mary Bingham, Sal Scancarello

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 July 13, 2026

2026-#267

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of July 13, 2026, at 7:04 PM.

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

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

Nays: None

Abstain: None

.

Public Hearing

3.1. Motion to Open the Public Hearing RE the Consideration of Highway Improvements to Seven Springs Road Pursuant to NYS Town Law 200

2026-#268

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Public Hearing RE the Consideration of Highway Improvements to Seven Springs Road Pursuant to NYS Town Law 200.

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

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

Nays: None

Abstain: None

The following residents signed up to speak during Public Comment on the Public Hearing RE the Consideration of Highway Improvements to Seven Springs Road Pursuant to NYS Town Law 200:

- Aaron Warner, Zarin Steinmetz
- Phil Grealy, Collier's Engineering
- Joel Mann, Brach & Mann Assoc.
- Samuel Stern
- Chaim Bernath
- Joseph Blumenthal
- Jonas Hoffman

- Aaron Warner: Good evening. My name is Aaron Warner. I'm an attorney with the law firm Zarin and Steinmetz.
- Supervisor Richardson: George, is that on? Is he all set?
- George Carney: (Inaudible)
- Supervisor Richardson: He's good.
- Aaron Warner: Thanks.
- Town Clerk Valerie Bitzer: Just repeat your name, please.
- Aaron Warner: Sure. My name is Aaron Warner. I'm an attorney with the law firm Zarin and Steinmetz. I'm joined tonight by Phil Grealy with Collier's Engineering and Design and also Joel Mann on behalf of the petitioner for Bakertown Road Holdings LLC. This petition is for road improvements to the section of Seven Springs Road between the intersection of Seven Springs Mountain Road and the area north of Lanzit Court starting at G Road for a distance of approximately 1,950 ft. The goal and purposes of this road improvement petition are to improve the road specification standards for the subject section of Seven Springs Road. Primarily to improve traffic conditions based on current and future growth of the town and to improve use and safety for all users of the road as well as to improve conditions for land development. As demonstrated in the letter submitted by Collier, the subject section of Seven Springs Road is currently outdated in terms of roadway specifications,

which causes adverse traffic and safety conditions. And this is particularly due to the fact that the horizontal, horizontal and vertical alignment of the roadway severely restricts sight distances for vehicles traveling along the roadway. Several sections of the roadway do not meet the site distance criteria as developed by the American Association of State Highway and Transportation Officials. The proposed roadway improvement plan is designed to address these site distance issues through horizontal, horizontal, and vertical alignment and grading resulting in a straighter and flatter road that will be better, will allow the road to better accommodate current and future traffic with the growth of the town. This will result in a safer road for all users of the road and will better serve potential future

development of the adjacent properties. The proposed roadway improvement plan also takes into consideration the anticipated right-of-way dedications to the town of Monroe necessary to accommodate grading and future sidewalk improvements. The petitioner would be funding the roadway improvements solely with no cost to the town or its residents. The amount of which is estimated to be over \$4,600,000. Pursuant to New York State Town Law Section 200, your board has the authority to approve the roadway improvements upon a finding that it's within the public interest. So, that's primarily what this public hearing for is tonight, and we would hope that your board would make a determination of whether these road improvements are in the public interest. But, we respectfully submit that it would be in the public, public interest to conduct the road improvements uh to better accommodate current and future traffic conditions. It would increase safety and ease of use, and it would also improve land development conditions for adjacent properties. So, accordingly, we, we respectfully ask that your board would conduct this public hearing tonight and make a determination whether or not the proposed road improvements are in the public interest and thereafter upon making that determination would direct petitioners engineer to create definite plans, an updated estimate of the expense and also to authorize the town attorney to work with us to create an agreement which would be a contract for to execute the work and thereafter and before any contract would be executed or authorized we would finalize the SEQRA process. So, we're, we're available for any questions from your board. Phil, I don't know if you wanted to walk through or.

- Phil Grealy: Good evening, Philip Grealy from Collier's Engineering and Design. Good evening, Madam Supervisor, members of the board. I think Aaron has given a pretty good synopsis of our review and conclusions. Just to add a couple of things in terms of the traffic growth that has occurred on that section of roadway over the last eight or nine years has been over 50% increase in volume. We looked at accidents, we looked at the volumes, we looked at the speed on the roadway. The plans that were included were conceptual plans. They were to look at both the vertical and horizontal alignment modifications that would meet current design standards. There are variations of that. Once we have detailed survey assuming that the town you know, is in favor of this advancing, based on final topographic information we would finalize the layout. I know in one of our earlier discussions there were concerns about you make the road safer, wider and you make it straighter people speed. Well, there's you know worked into the final design would be not only sidewalks and drainage improvements because there are issues with drainage along the roadway too. Would be design features, traffic calming measures as development occurs along that roadway there would be driveways and controlled intersections. So, those would all be worked into final design, and you know some of the traffic coming measures are used. Sometimes we use roundabouts, we use speed tables and things like that that are easy to maintain. There would also be turning lanes at any major intersection. So, the final design would accommodate that you know future growth in where driveways would be located and improve the safety for vehicles, pedestrians and bicyclists or anyone else that's on the card. So, we happy to answer any questions. Again, the plans that were submitted are, you

know, conceptual to get a feel for what would be involved with it and the idea of the cost and then we would go to detailed final designs that we would work together with the highway department and your town engineer. So, thank you.

- Supervisor Richardson: Thank you.
- Joel Mann: Joel Mann, Brahman Associate. Just to add, we working the last decade for all the roads around the area, all the connector roads between the village and the town to make sure that it's accommodating the traffic. We're not putting any burdens on the town as his, historically we can prove that including that we are now on the other side of KJ. We are, we are, we are making like entrance through dash to ease off the traffic on 105. We just finished an improvement on County Route 44. The first half and the plan is to go on and improve the rest of the area that's connecting to the intersection of Seven Springs Road that's county, and we're working now on this piece that's in the town in the Town of Monroe and like we said this is not going to be put any burden or cost on the town.
- Supervisor Richardson: I did have a question for you because the development that is basically the petitioner. Were they required by the village of KJ to have these road improvements conditionally for the access to the development and the density in any way?
- Joel Mann: In the future? Possibly, but they're not there now. But, but still the village is

pushing for that to make this happen right now because based on the conditions of the road the surrounding roads.

- Supervisor Richardson: Yeah. My impression is that the road is so severely damaged.
- Joel Mann: Correct.
- Supervisor Richardson: That there would be basically no appropriate access and in our conversations with the village administrator over there it seems that this is in fact a requirement or would be mandated down the line. I didn't inquire which process the developer was at. But because of that, I certainly agree that this is very dangerous portion of the road. We had on the adjacent street, Seven Springs Mountain Road an incident where a state trooper was rear-ended while trying to police this entire area. It's essentially the same issues with the sightlines, with the changes in elevations, with the blind curves over there. We're trying to put pedestrian lighting. And I put eight street lights in the section where there are residents because this section that we're speaking about is the vacant.
- Joel Mann: Right.
- Supervisor Richardson: Empty. No one is turning in and out. Just turning on to the different intersections on that road.
- Joel Mann: It's still a connector that people are using and part.
- Supervisor Richardson: Exactly.
- Joel Mann: Of part of the improvement is to add lighting along this.

- Supervisor Richardson: That intersection.
- Joel Mann: Along this portion.
- Supervisor Richardson: Is currently a problem.
- Joel Mann: Right.
- Supervisor Richardson: Even without the high density on that other end. So, we are definitely looking to have improvements made overall. So, it will be an ongoing conversation about what should be required. But I've spoken with Mary, with Lewis. We've spoken generally about this at the meetings previously. I don't know if Sal was here for that, but I think the general consensus was that we see, you know, the grand cost of this improvement and don't see a reason why we wouldn't make such an improvement, but that the conditions on that improvement need to be addressing those problems that our board members and our highway and superintendent and yourselves have brought up so that we don't wind up with more incidents particularly knowing the fact that it's required for that development and the impact that those construction vehicles have on the other aspect. The portion of Seven Springs Road. That's in extremely poor shape. You know we've been inclined to ask that more improvements expand the totality of the road to give those re, residents that benefit if they're going to be experiencing the impact of this.
- Joel Mann: Right.
- Supervisor Richardson: Ongoing construction. And I've had many, many complaints not only about, I know this isn't relating to your project but the helicopter noises

in this area.

- Joel Mann: No idea about it.
- Supervisor Richardson: And the stone crushing at 7 and 6 in the morning that goes all day

at this property, and yes, we do call the owner and we do have productive conversations.

- Joel Mann: Nothing connected to this petitioner not on this property so.
- Supervisor Richardson: But this whole section of town is basically suffering from the current construction. Like, they're in a region of town where there are people who have moved there and are lifelong residents and are experiencing, you know, high volume of quality of life complaints from construction. So, they should at least see some access and benefits and improvements if they're going to be subject to this. So, that will be an ongoing conversation. But, I wanted to yield the floor to Bill Brown for a moment because I know he's here specifically for this project and just wanted to make sure you had any comments or questions.
- Highway Superintendent Bill Brown: (Inaudible) to our roads that you know, I'm all for it. You know that's, that's what we're, we're here to do and improve the safety of the roads for everybody and thank you for you know willing to foot the bill on this one.

- Joel Mann: You know just to prove that we want to make it the safest possible we have here Phil Gurley [clears throat] well known, top of the line as traffic consultant in the region and he will make sure that we have, we make sure that we take care on every concern on any traffic concern to make it better and not to make it worse.
- Supervisor Richardson: Any other comments from.
- Town Councilmember Rivera: Can you be more, can you be more detailed on that? You know, because yes, the road is a mess. I agree. It does need vertical and horizontal alignment as you guys refer to it as. It's going to cost \$4.6 million, which the builder is going to pick up the tab, not the town. Right?
- Joel Mann: Yes.
- Town Councilmember Rivera: So, the only question I have is, and it goes back to what the gentleman said earlier. You're going to straighten this road out. You're going to flatten it out. You're going to straighten it out. How am I not, how can I be assured that there's not going to be, you know, racing down this road and it's going to be more dangerous in the future because it's been now, instead of being windy, now it's straight and it doesn't go up and down that just goes it's a nice straight shot.
- Joel Mann: I think the racing is now much more fun.

[laughter]

- Supervisor Richardson: It's a slick track that we've got going on in Monroe unfortunately.
- Councilmember Rivera: You think you think you think it be much more fun?
- Joel Mann: Take away, it will take away the fun from the people who want to race on that crooked road. But either way, the I think we spoke about adding some speed like traffic counts that shows your speed is here as much as we can. Again, this is definitely going to make the road better. Every snow, at night there's no visibility and whatever you can drive there you just maybe have a visibility of 10 feet. You can barely see the next lane. You can easily get into the crossing lane and the, the other side lane. It's, it's very dangerous. So, straightening around again there's enforcement for speeding but there's no enforcement for a crooked road. To, to understand. You got my point? So, it's basically, we'll make it the.
- Councilmember Rivera: I like, I like to hear the, the expert retort.
- Phil Grealy: Yes, Councilman Rivera. So, in (inaudible), when I refer to traffic coming, the whole idea is to keep speeds down, accommodate pedestrians and other users of the roadway. As development occurs along this road and, and part of the final design will have intersections. So, for example, the property on the east side of the roadway that was referred to, when that is developed there will be access points. There will be controls. There are traffic controls, signing, striping, signals potentially. There may be locations where a small roundabout may make sense. Again, not every town or municipality likes those. They've been very effective. So, when we get to final design, we'll incorporate those measures. We, we listen to the concerns about speed. You know, throughout the town, there's roads where people speed, even if the road isn't

straight. So, a straighter road with proper controls will not be the same situation you have today because you have problems with drainage. people, you know, based on the speed data we collected, there's times where people are speeding on this road, but there's, you know, accidents and there's a lot of near misses in terms of runoff the road type issues. So, I think our design would be safe, but also not to encourage excess speeds. And we'll work with the town with the highway superintendent, your engineer to include all those items.

- Councilmember Stephens: Mr. Mann, I have a couple questions if that's okay.
- Joel Mann: Sure.
- Councilmember Stephens: So, I always think through on all of our decisions what the second and third order effects are going to be and I, I remember your colleague mentioning early and updated estimate. That's one of my primary concerns. The time that this estimate was made was, you know, prior to the conflict in the Middle East, obviously oil, asphalt, all supplies in general are going to be expansionally, cost more. And so, in good faith, you know, you say you're going to get an updated estimate. What happens if you know the project overruns even your new estimate? Who's responsible for that?
- Joel Mann: It's we it's like we this project has support from the village and multiple developers as pushing together roads around, around the village safe. So, we have, we will accommodate whatever needed to make this road, to make this road safe.
- Supervisor Richardson: Yeah, I've already addressed this.
- Town Counsel Chafizadeh: Yeah, let me try to jump in there a little bit on, on this. When they, they ultimately have to design the, the road as the superintendent highways won't want it, the engineer would want it, the town engineer and how you would want it. So, all that, let's say the estimate is 5 million. They'll have to enter into an agreement with us to go into our right of way to do this work, have a traffic management plan, and because they're in our right away, they required to put up a bond for the amount of the project that if they don't complete it, we would be able to go after that bond to complete the project. And it's all on their dime. And the estimate will be looked at by our, our engineer in terms of timing, in terms of cost of asphalt, in terms of cost of whatever they need. So, and, and drainage structure. So, that'll all be analyzed on their dime by us.
- Supervisor Richardson: Thank you, Darius.
- Town Counsel Chafizadeh: You got it.
- Supervisor Richardson: Aside from that, we spoke earlier about adding a clause that going over the figure regardless of the amount of the bond if it was used in its entirety.
- Town Counsel Chafizadeh: Right. There'll be, there'll be there'll be more plans. Phil will design more detailed plans. They'll go out to bid as I'm sure with their, with their potential contractors. There'll be a number that they'll have a contract for. Then we'll have we'll place that number into our contract with them and they that'll be up to probably 10% if there's any issue that if it goes over and that the bond amount.

- Supervisor Richardson: Okay. And I just have a couple questions on behalf of Mary Bingham and I'm sure I'll have a few while I'm reading hers. We discussed this a few times before the meeting. So, I'll just read a couple of hers that I found pertinent. So, she wanted to know if our engineer has reviewed the proposed improvements. The answer to that right now is obviously not, but when they do, will the applicant place money in escrow to pay for the cost of the town's engineer to complete such a review? So, you'll be paying for all the costs of the town? They're nodding yes.
- Town Counsel Chafizadeh: Not only that, but also when they're building and constructing, we'll have to hire someone to make sure they're doing it right. And they'll have to put money in escrow to pay for that, too.
- Supervisor Richardson: Yes, that's the Planning Board process. I was actually just going to ask, are you going to be using Matt Sichler as that, because he's more experienced on the Planning Board side of things?
- Joel Mann: That will be up to the town. If you want to have your inspector.
- Supervisor Richardson: Yeah, cause we.
- Joel Mann: Put in money in escrow to cover that inspections like all typical improvements.
- Supervisor Richardson: It's more following the Building Inspector and Planning Board protocols than what.
- Town Counsel Chafizadeh: They wouldn't go to the Planning Board for this.
- Supervisor Richardson: Typically. No, I know they will not go to the Planning Board, but that is his specialty.
- Town Counsel Chafizadeh: Right.
- Supervisor Richardson: Because it's the similar, procedurally.
- Town Counsel Chafizadeh: (Inaudible)
- Supervisor Richardson: So, yes, he's very good at that. And Mike and Quinn are usually handling our other projects. So, I was wondering which entity would we.
- Town Counsel Chafizadeh: Whoever we want.
- Supervisor Richardson: So, I would say Matt.
- Town Counsel Chafizadeh: It's our choice. Yeah.
- Supervisor Richardson: Mary wants to know if Bill reviewed the project.
- Highway Superintendent Bill Brown: I have.
- Supervisor Richardson: He has. In page one, item number three of the applicant's verified petition for road improvement, which in part states, "The improvements are necessary to

support and improve both current and future growing populations. She has no knowledge of what current or proposed developments are being referred to. I would like to know how many units are being considered, what stage in the planning process they are in, and the expected total of the increased population. So, for the new development, how many units and how many families and how many residents do you expect?

- Joel Mann: I can get that number for you. It's just very, very early conceptual plans. We didn't need.

- Supervisor Richardson: You have a rough estimate of the units expected?
- Joel Mann: 600.
- Supervisor Richardson: 600 units. Page two, item seven states the petitioner owns property on one side of the road. Should the realignment take place, will other property owners be affected? No, because it's going through his parcel.
- Joel Mann: Right.
- Supervisor Richardson: If so, will lot line changes be necessary, or is monetary compensation to the other property owners a consideration?
- Joel Mann: Only with this property owner.
- Supervisor Richardson: Yep. Page three, item 11. The road may never have been dedicated to the town of Monroe. If the road was never -dedicated, then who owns the road? And should not the owner of the road be found before the town becomes involved with possible improvements to the Seven Springs Road.
- Joel Mann: So, it's technically, it's or the town or it's the owner of the property. It's not like it's.
- Supervisor Richardson: Yeah, it's the frontage in front of the property.
- Joel Mann: Correct.
- Supervisor Richardson: Or it's ourselves. (Inaudible)
- Joel Mann: Correct.
- Supervisor Richardson: So, they (inaudible)
- Joel Mann: Based on the tax map, it was once dedicated, but we, we (inaudible) the title. I need to check on that and we'll have the attorneys look at that to make sure. But either way, it's the property owner and the town. That's the only two parties that can be as part of it.
- Supervisor Richardson: Is that part of the process for SEQRA that you would need to.
- Joel Mann: Yes, to make a change. Whatever we need to do on the lot on the road dedication?
- Supervisor Richardson: Thank you. Page four, item 19. Please identify exactly which goals and objectives from the town's comprehensive plan the roadway improvements will address. Is it sidewalks or other items? Will there be sidewalks? I know we've gotten a lot of requests and I feel like it's necessary for if there are turn lanes. (Inaudible)
- Joel Mann: Not on, not on this phase of the project. In the future there will be a development.
- Supervisor Richardson: When you develop.
- Joel Mann: Development we will put sidewalks along the road.
- (Inaudible)
- Joel Mann: Yeah, but the road will be designed to be able.
- Phil Grealy: Graded.
- Joel Mann: Graded, that way to be able to accommodate sidewalks in the future.
- Supervisor Richardson: Okay. So, I would just say, go ahead and say the town's comprehensive plan address lighting sidewalks and safety improvements that deal with, you know, modernizing roadways in general and upkeeping the safety obviously

of streets and the fact that large trucks have been beating up on this road regardless of this development, but other developments. It's time to have some benefits there. So, let's see. Page four, item 21 makes reference to the Complete Streets Act passed in 2011 and became law. However, it only applies to projects undertaken by the DOT or receiving funding from both federal and your state government. Is the petitioner seeking funding for the road improvements or is the petitioner performing the work privately?

- Joel Mann: So far, it's privately, but.
- Supervisor Richardson: Yep. Page four, item 21. In regards to the Complete Streets Acts, it

makes reference to providing health benefits from increase, increasing active forms of transportation while decreasing congestion and pollution. I'd like to know how the proposed improvements would decrease pollution and improve the health of the residents in the area.

- Aaron Warner: Yeah. So, it's, it's primarily through the, the sidewalks. It, it allows more people and pedestrians to use them and have transportation in other forms and, and means just you know besides cars and the decrease in traffic would to a certain degree decrease congestion as well.
- Supervisor Richardson: Maybe put a bike lane.
- Town Counsel Chafizadeh: Those will all be designed and looked at and our engineer will probably recommend certain things.
- Supervisor Richardson: Yeah. Page five, item 23, the maximum amount of proposed to be expended for the improvements to Seven Springs. Yep. She said exactly with the unrest in the Middle East and oil prices that may have fluctuated higher over the past few months, it's my opinion that the max amount should be increased. So, as you addressed previously, we're going to be redoing the estimate and adding a cushion and Darius and the engineer will take a look at that. Page five, item number 26, the SEQRA review be postponed until the owner. She's just very like, because this was an email, she didn't know the process, so I'm going to skip that one. If the proposed developments are mostly in the Village of KJ, should not the current road be abandoned and rerouted through the village to better serve its population? While there's no topo on the vicinity map supplied by the applicant, I would like to know if the road she drew in pink could be a possible alternative. She's trying to reroute the road. I don't know. So, I would say it's the improvements are not majorly in the. They're in the town mostly. The road improvements.
- Joel Mann: Yes.
- Supervisor Richardson: They're almost completely in the town.
- Joel Mann: Yes.
- Supervisor Richardson: Yeah. There is no proposed improvements inside KJ whatsoever.

- Joel Mann: Because that's where the that's where the boundary line is.
- Supervisor Richardson: Our, all of Seven Springs Road is our road.
- (Inaudible)
- Supervisor Richardson: Yeah, Joel talk into.
- Joel Mann: The owner of the property owns a strip between the crooked road and the property across the street. So that's being utilized to straighten out the road and that's in the town.
- Supervisor Richardson: Also, I feel that because the ownership is the town or the property owner we can't go into other vacant lots and.
- Joel Mann: Correct.
- Supervisor Richardson: it's not practical and the topography is.
- Joel Mann: The way the alignment of the existing growth is and the way it's possible to fix it that that's the only option.
- Supervisor Richardson: Yes, I agree. The width of the road will be increased. Bill, will a larger snow plow be required?
- Highway Superintendent Bill Brown: I don't believe so because the truck that does that run now has a wing plow on it and the road is not very wide right now and it doesn't look like they want to make it, you know, incredibly wide. Just it from what I've seen a turning lane in the center. So, you should still be able to do that rather quickly and especially if it's straighter and (inaudible).
- Supervisor Richardson: Will parking on the street be allowed? I would say absolutely not. No.
- Town Counsel Chafizadeh: It's a town issue.
- Supervisor Richardson: We don't.
- Town Counsel Chafizadeh: Is not now. [clears throat]
- Supervisor Richardson: That would be dangerous. Should the improved Seven Springs Road be considered a connector road and therefore for not sorry, should it not become an Orange County road? Does it not lead toward the village of Woodbury? Does it not lead towards the Village of South Blooming Grove? I'm not sure what she means by a connector road. If she's trying to refer to some road classification, do you know what that refers to?
- Town Counsel: That's what it is. (Inaudible).
- Supervisor Richardson:
- (Inaudible)
- Supervisor Richardson: What's the current classification of the road?
- (Inaudible)
- Supervisor Richardson: It's not a county road.
- Town Counsel Chafizadeh: No, town road.
- Supervisor Richardson: No, town road. It's why you're here. Haha. You have to before me instead of the county. Sorry about that.
- Joel Mann: I don't know why it should be connected road. It's basically connecting the

village. It's a collector road.

- Supervisor Richardson: Collector road. And what, what would be the implications of it being classified as a collector road versus.
- Phil Grealy: So, there are some collector roads that are county roads. Seven Springs Mountain Road, County Route 44, is, is a more than a collector road and, and that is what serves as a county road. In the future, this again, it collects the traffic from the adjacent developed areas, whereas on county route 44, there's multiple roads that feed into that. Other collector roads that feed and it typically connecting from a state highway to another county highway. So, if you look at that roadway effectively that provides that connection. So, we would be connecting or maintaining the collector status going from a county road to the local roads.
- Supervisor Richardson: And would there be any implication? I guess she might be trying to say that we have the classification of the road wrong. I don't know.
- Phil Grealy: It also look, you look at the volumes in terms of what's there today and what the projections. I, I don't see it (inaudible).
- Supervisor Richardson: I don't think it meets the threshold and I think that obviously there was a study done at some point because Seven Springs Mountain Road is that.
- Phil Grealy: Yes.
- Supervisor Richardson: So, I'm gonna say nope. Would not the Village of KJ have more control in setting of speed limits if this were to become a village road? Her understanding is that villages can set their own speed limits per New York state vehicle and traffic law whereas a town cannot. I don't think that that's the village law, but I think in the case of Village of KJ, they exceed the population standard for we as the town of Monroe do not meet a certain population standard. Whether it's 50,000 residents, I can't recall, but we cannot set our own speed limits. We have to go through DOT, and the county has to make that request. I believe that she might be on to something that the Village of KJ exceeds that population can make the direct ask themselves. I, that would certainly. I don't know be an ongoing conversation.
- (Inaudible)
- Supervisor Richardson: What is the current speed limit on the road?
- Phil Grealy: Well, it's posted at 30 miles per hour.
- Supervisor Richardson: Yeah. So, we're not getting much lower.

[laughter]

- Phil Grealy: No.
- Supervisor Richardson: All right. That's basically what I have for right now. I'm obviously in contact with you behind the scenes trying to get this arrangement the best that it can be for the residents. So, Dan Richmond, Darius, and myself will continue those conversations. What's your recommendation for tonight, Darius?

Town Counsel Chafizadeh: You want to take public comment?

- Supervisor Richardson: Yes, I would.

- Town Clerk Valerie Bitzer: There's no public comment.
- Supervisor Richardson: Does anyone here for specifically the Seven Springs.
- Joel Mann: People came after that.
- Supervisor Richardson: But the Seven Springs project who would like to speak? Yes, go ahead.
- Samuel Stern: Thank you. Just regarding this.
- Town Clerk Valerie Bitzer: Please state your name.
- Samuel Stern: Samuel Stern. I live on Seven Springs and I don't want to take anyone's time just regarding this project. First of all, I want to thank you that as Town Supervisor, you have been for us a lifesaver because I have spoken to many neighbors in this area. They told me that on Seven Springs, no potholes were fixed. We had a road pitch dark. So, we're really starting to see a lot of improvements and we we're extremely grateful for that. Thank you so much. Regarding this project, the road is as we have heard, the road is very, very crooked and in the winter it's extremely dangerous, and even now I have used this road coming here. It's a very, very dangerous road. We have cars going up and down, and it's very narrow. People can't see that it's turning. So, I don't know about the process and how long it's supposed to take and about the funding. I'm not aware. I'm not exactly sure how this works, but whatever we can do to expedite this. We as neighbors and from the entire area will be very, very grateful for that. And that's about it. Thank you so much. I really appreciate everything you're doing.
- Supervisor Richardson: Thank you. There anyone else here? Yes.
- Town Clerk Valerie Bitzer: State your name when you come up to the mic. You'll have five minutes.
- Chaim Bernath: Chaim Bernath. I'm a bus driver for five years over here and I'm driving that road for always, always all the time. And I can tell you like that the road is very narrow and the problem with that is like trash cans in the morning after the truck is coming. It's a lot of times with the drainage they are just it's raining and the cans are all over the road and this makes it very dangerous and the site, I don't I don't need to repeat them but it's a really dangerous road and the problem is also when I come with my wide bus and a lot of people are coming in my lane because it's turning and they, they, they, they are not aware exactly of the curves, they coming in my lane. So, it's a little, It's, It's very dangerous for that. Thanks God I was not involved in any accidents. So, but if you can do that, thank you.
- Supervisor Richardson: Are you with EMS?
- Chaim Bernath: Yes.
- Supervisor Richardson: Yes. Did, were you there at the incident that night when the state trooper was hit?
- Chaim Bernath: Not by that. No. No.
- Supervisor Richardson: He was okay in the end, right?
- Chaim Bernath: Yes.
- Supervisor Richardson: Okay, that's good. I thank you so much for your comments. Anyone else for Seven Springs? Okay, there's a couple. Come right up. And thank you

for your service by the way.

- Joseph Blumenthal: Hi, my name is Joseph Blumenthal. I live in the town on Cliff Court. I'm a

assistant fire chief for the Kiryas Joel Fire Department. We go a lot on that road for emergencies on the other side of KJ and we have to go down on literally with the fire trucks on below 5 miles per hour to respond to somebody's emergency and it delays response time. Not only that. If the car is in front of us, the road is so narrow you can't get around them. Traffic coming from the other side, there's no shoulders. There's nowhere to move to the side. So, it really delays response times and creates disoriented drivers and they don't know you know it's, it's not only us that's getting put in danger. We know we can try to be as safe as possible, but it's only always the concern about the driver that's coming towards you how they're going to react and what they're going to do. So, any consideration to improve this road will be great help and will improve response times for emergencies. Thank you.

- Supervisor Richardson: (Inaudible). There was another hand raised for comment or no.
- Jonas Hoffman: My name is Jonas Hoffman. I live in 19 (Inaudible). I'm a bus driver for 30 years. I use a lot this this road. This road is a very dangerous road. It's very hard

to see the upcoming cars. When you go your way, it's you can't judge too far away how to maneuver the bus. You got to go very slow, and there's no place on that road for to avoid anything. So, it would be a very good thing if the road could be straightened out to be easier, make it easier for everybody, safer and easier for everybody. Thank you.

- Supervisor Richardson: Thank you. Does the petitioner have any comments addressing any of those concerns before we make any further action?
- Town Counsel Chafizadeh: You can (inaudible) things. You could either leave the public hearing open or you can close the public hearing and you could potentially vote on the one issue, the narrow issue that it's in the public interest. So, that would be your options right now.
- Supervisor Richardson: Did you want to make any further comment before we debate that?
- Aaron Warner: In, in no response to the public comment, but that's exactly like Darius mentioned is what we would ask. We would hope that you would consider closing

the public hearing and making a determination whether or not it's in the public interest.

- Supervisor Richardson: What's the recommendation of the highway superintendent?
- Highway Superintendent Bill Brown: Well, this is in the public's best interest. You know, again, any road improvement anywhere on any road is in the public's best interest in my opinion. So.
- Supervisor Richardson: Yeah, as full-time administrator of the town, I feel identically. What's the attorney's recommendation?

- Town Counsel Chafizadeh: Yeah, I think I think it's something to explore. Let's see what they are proposing in their final design in their agreement and what they'll build whether

they're going to require more lighting more whatever that has to be analyzed by these guys. But this early step, I you know, I would I think it's appropriate to close the public hearing and consider a motion that under the town law which is required that this is within the public interest of the town so they can go to the next step.

- Supervisor Richardson: So, declaring that the improvements are in the public's interest don't limit us on negotiations of particular fine details of what improvements they are. It's just saying that the road in its totality will be improved and we seek that as.
- Town Counsel Chafizadeh: You're okay with the concept so they can go to the next step. Generally, when we do this we would have to design it and build it. So, the next step would be that we would pay for everything.
- Supervisor Richardson: Right.
- Town Counsel Chafizadeh: So, we're not going to do that.
- Supervisor Richardson: No.
- Town Counsel Chafizadeh: They have to do that, and then it'll come back to us. It'll be reviewed by all your staff, all your experts, and then we'll be negotiating a contract for them to be able to build this and pay for this and pay for our expenses.
- Supervisor Richardson: Yeah. Given the fact that this was submitted under the previous administration and actually I think midway through 2025 was the request to actually have this on the docket and it wasn't placed on this agenda until like late November, December, I'm inclined to move forward based on everyone's recommendations and close it and continue the discussions of lighting and speed deterrence and all of that and then finalize on those details later on especially because this step is required in order for our engineers to get engaged with this project so that it can be funded. So, thank you for your patience. I am going to.
- Town Counsel Chafizadeh: Make a motion to close the public hearing first.

3.2. Motion to Close the Public Hearing RE the Consideration of Highway Improvements to Seven Springs Road Pursuant to NYS Town Law 200

2026-#269

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Close the Public Hearing RE the Consideration of Highway Improvements to Seven Springs Road Pursuant to NYS Town Law 200.

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

Ayes: Supervisor Richardson, Town Councilmember Stephens, Town Council

Member Rivera

Nays: None

Abstain: None

3.3. Resolution and Order to Consider Highway Improvements to Seven Springs Road

2026-#269A

BE IT RESOLVED that the Town Board of the Town of Monroe Made the following Resolution by Supervisor Richardson and seconded by Council Member Rivera:

A RESOLUTION AND ORDER TO CONSIDER HIGHWAY IMPROVEMENTS TO SEVEN SPRINGS ROAD PURSUANT TO NEW YORK STATE TOWN LAW § 200

At a duly noticed Public Hearing 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 **13th day of July 2026**, the following resolution and order was adopted.

WHEREAS, the Town Board, pursuant to New York State Town Law Section 200(7), has reviewed and considered the Verified Petition for Road Improvements filed by the Petitioner on September 30, 2025, where the proposed road 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 (“Road Improvements”), 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 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; and

WHEREAS, following the close of the Public Hearing, the Town Board of the Town of Monroe determined that the Subject Location of Seven Springs Road is damaged and unsafe and that the proposed public Road Improvements are in the public interest; 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

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Town Board of the Town of Monroe directs Petitioner’s engineer to work with the Town Engineer and Town Highway Superintendent to prepare definite plans and specifications and to make a careful estimate of the expense, and authorizes the Town Attorney to prepare a contract or agreement for the execution of the work, and that thereupon the Town Board shall examine such definite plans, specifications, estimate and the proposed contract, and may reject the same or make such modifications and changes therein as shall seem necessary and desirable, pursuant to New York State Town Law Section 200(8); and

AND BE IT FURTHER RESOLVED ORDERED, that the Town Board determines that its actions Type II actions under the State Environmental Quality Review Act (“SEQRA”) as information collection that does not commit the agency to undertake any Type I or Unlisted action and its determination of public interest qualifies as the adoption of policies in regard to the foregoing; and

BE IT FURTHER RESOLVED AND ORDERED, that following review of the definite plans, specifications, expense estimate, and contract for the execution of the work, that the Town Board shall hold a regular meeting to consider whether the proposed Road Improvements would have any significant adverse impacts to the environment pursuant to SEQRA; and

BE IT FURTHER RESOLVED AND ORDERED, that following the conclusion of environmental review pursuant to SEQRA, the Town Board shall consider whether to enter into the proposed contract for execution of the work; and

The resolution authorizing this order was thereupon declared duly adopted.

BY ORDER OF THE TOWN BOARD

Dated: Monroe, New York

July 13, 2026

Valerie Bitzer

Town Clerk

Town of Monroe

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

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

Nays: None

Abstain: None

Acceptance of Minutes

4.1. Acceptance of July 6, 2026 Minutes

2026-#270

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the Minutes of July 6, 2026.

On a motion by Supervisor Richardson, seconded by Town Council Member Rivera, the minutes were approved.

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

Nays: None

Abstain: None

Audit of Claims

5.1. Abstract of Audited Vouchers Escrow Fund

2026-#271

BE IT RESOLVED that the Town Board of the Town of Monroe approves Abstract of Audited Vouchers Escrow Fund #26-09, check #2288-2290 totaling \$3,125.46.

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

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

Nays: None

Abstain: None

5.2. Abstract of Audited Vouchers General Fund

2026-#272

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #26-13 General Fund containing Check # 38487 - 38523 totaling \$55,233.20.

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

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

Nays: None

Abstain: None

New Business

6.1. Motion to Set Special Meeting Date for July 23, 2026

2026-#273

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion setting a Special Meeting for Thursday, July 23, 2026, at 7:00 PM for the purposes of considering certain water projects for Water District No. 2 and Water District No. 14, and financing relating thereto and to consider such other Town Board business as may be necessary.

*And Bonding.

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

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

Nays: None

Abstain: None

At a special meeting of the Town Board of the Town of Monroe, in the County of Orange, New York, held at the Town Hall, 1465 Orange Turnpike, Monroe, New York, on July 13, 2026.

PRESENT:

Maureen Richardson, Supervisor
Bethany Stephens, Councilperson
J. Luis Rivera, Councilperson

ABSENT:

Mary Bingham, Councilperson
Salvatore Scancarello, Councilperson

-

In the Matter

of the

Increase and Improvement of Facilities of the
Water District No. 2, in the Town of Monroe,
in the County of Orange, New York, pursuant to
Section 202-b of the Town Law

-

Offered by: Supervisor Richardson
Seconded by: Councilperson Rivera

ORDER CALLING FOR A PUBLIC
HEARING TO BE HELD ON JULY 23, 2026

WHEREAS, the Town Board of the Town of Monroe (herein called the "Town"), in the County of Orange, New York, on behalf of the Water District No. 2, in the Town (herein called the "District"), has caused MHE Engineering, D.P.C., New Windsor, New York, engineers duly licensed by the State of New York (the "Engineer") to prepare a preliminary map, plan and report entitled: "Map, Plan and Report for Town of Monroe Water District 2 Improvements," dated July 13, 2026, which report is on file in the office of the Town Clerk, for the increase and improvement of facilities of the District, consisting of water system improvements, including but not limited to the replacement of existing piping and appurtenances within the existing wellhouse and the construction of a new atmospheric storage tank, the foregoing to include ancillary or related site, demolition and other work required in connection therewith (the "Project"); and

WHEREAS, pursuant to the direction of the Town, the Engineer has completed and filed with the Town Board such preliminary map, plan and report for said increase and improvement of facilities of the District and has estimated the maximum cost thereof to be \$1,750,000; and

WHEREAS, the Town expects to apply for grants and/or other funding for the Project through the State of New York Environmental Facilities Corporation and/or from other sources, and if any such grants and/or other funds are received, such grants or other funds will be applied toward the cost of said Project or redemption of the Town's bonds or notes issued therefor, or to be budgeted as an offset to the taxes to be collected.

NOW, THEREFORE, BE IT

ORDERED, that a special meeting of the Town Board of the Town be held at Town Hall, 1465 Orange Turnpike, Monroe, New York, on July 23, 2026 at 7:00 o'clock P.M. (Prevailing Time) to consider said increase and improvement of facilities of the District and to hear all persons interested in the subject thereof concerning the same and for such other action on the part of the Town Board with relation thereto as may be required by law; and be it,

FURTHER ORDERED, that the Town Clerk publish at least once in "*Times Herald Record*," hereby designated as the official newspaper of the Town for such publication, and post on the sign board of the Town maintained pursuant to subdivision 6 of Section 30 of the Town Law, a Notice of such public hearing, substantially in the form attached hereto as Exhibit A, the first publication thereof and said posting to be not less than ten (10) nor more than twenty (20) days before the date of such public hearing; and that the Town Clerk shall mail, or cause to be mailed, by first class mail to each owner of taxable real property in the District, a notice of such public hearing in substantially the form attached hereto in Exhibit A.

DATED: July 13, 2026

TOWN BOARD OF THE TOWN OF MONROE

(SEAL)

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

Supervisor Maureen Richardson voting AYE
Councilperson Mary Bingham voting ABSENT
Councilperson Bethany Stephens voting AYE
Councilperson J. Luis Rivera voting AYE
Councilperson Salvatore Scancarello voting ABSENT

The Order was declared adopted.

* * * * *

At a special meeting of the Town Board of the Town of Monroe, in the County of Orange, New York, held at Town Hall, 1465 Orange Turnpike, Monroe, New York, on July 13, 2026.

PRESENT:

Maureen Richardson, Supervisor
Bethany Stephens, Councilperson
J. Luis Rivera, Councilperson

ABSENT:

Mary Bingham, Councilperson
Salvatore Scancarello, Councilperson

-

In the Matter

of the

Increase and Improvement of Facilities of the
Water District No. 14, in the Town of Monroe,
in the County of Orange, New York, pursuant to
Section 202-b of the Town Law

-

Offered by: Supervisor Richardson
Seconded by: Councilperson Rivera

ORDER CALLING FOR A PUBLIC
HEARING TO BE HELD ON JULY 23, 2026

WHEREAS, the Town Board of the Town of Monroe (herein called the "Town"), in the County of Orange, New York, on behalf of the Water District No. 14, in the Town (herein called the "District"), has caused MHE Engineering, D.P.C., New Windsor, New York, engineers duly licensed by the State of New York (the "Engineer") to prepare a preliminary map, plan and report entitled: "Map, Plan and Report for Town of Monroe Water District 14 Improvements," dated July 23, 2026, which report is on file in the office of the Town Clerk, for the increase and improvement of facilities of the District, consisting of water system improvements, including but not limited to the replacement of the existing watermain and associated appurtenances, as well as the installation of new water service meters and an emergency generator for the existing wellhouse facility, the foregoing to include ancillary or related site, demolition and (the "Project"); and

WHEREAS, pursuant to the direction of the Town, the Engineer has completed and filed with the Town Board such preliminary map, plan and report for said increase and improvement of facilities of the District and has estimated the maximum cost thereof to be \$4,350,000; and

WHEREAS, the Town expects to apply for grants and/or other funding for the Project through the State of New York Environmental Facilities Corporation and/or from other sources, and if any such grants and/or other funds are received, such grants or other funds will be applied toward the cost of said Project or redemption of the Town's bonds or notes issued therefor, or to be budgeted as an offset to the taxes to be collected.

NOW, THEREFORE, BE IT

ORDERED, that a meeting of the Town Board of the Town be held at Town Hall, 1465 Orange Turnpike, Monroe, New York, on July 23, 2026 at 7:00 o'clock P.M. (Prevailing Time) to consider said increase and improvement of facilities of the District and to hear all persons interested in the subject thereof concerning the same and for such other action on the part of the Town Board with relation thereto as may be required by law; and be it,

FURTHER ORDERED, that the Town Clerk publish at least once in "*Times Herald Record*," hereby designated as the official newspaper of the Town for such publication, and post on the

sign board of the Town maintained pursuant to subdivision 6 of Section 30 of the Town Law, a Notice of such public hearing, substantially in the form attached hereto as Exhibit A, the first publication thereof and said posting to be not less than ten (10) nor more than twenty (20) days before the date of such public hearing; and that the Town Clerk shall mail, or cause to be mailed, by first class mail to each owner of taxable real property in the District, a notice of such public hearing in substantially the form attached hereto in Exhibit A.

DATED: July 13, 2026

TOWN BOARD OF THE TOWN OF MONROE

(SEAL)

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

Supervisor Maureen Richardson voting AYE
Councilperson Mary Bingham voting ABSENT
Councilperson Bethany Stephens voting AYE
Councilperson J. Luis Rivera voting AYE
Councilperson Salvatore Scancarello voting ABSENT

The Order was declared adopted.

* * * * *

6.2. Mobile DMV at Town Hall July 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. Thursday, July 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.

6.3. Personnel Action: Fulltime Dial A Ride Hire

2026-#274

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to hire Nazaire Cineus to the position of Full-Time Dial-A-Ride Driver, effective Tuesday, July 14, 2026, at an hourly rate of \$23.47, with confirmation of a completed background check and Orange County civil service clearance.

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

Ayes: Supervisor Richardson, Town Councilmember Stephens, Town Council

Member Rivera

Nays: None

Abstain: None

6.4. Personnel Action: Account Clerk

2026-#275

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the resignation of Susan Ciriello from her Account Clerk position, effective July 23rd, as she is relocating to Westchester County.

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

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

Nays: None

Abstain: None

6.5. Personnel Action: Letter of Interest, Account Clerk

Cindy Wolf has expressed interest in the Part-time Account Clerk position starting at \$25/hr, but has a start date limitation of Aug 10th. Board will keep looking in the meantime as August 10th is still a few weeks away and there is only one person in the Finance Department. If they don't find anyone in the meantime, they will reach out to Cindy.

6.6. Personnel Action: New Hire HEO

2026-#276

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the new hire, Harry Nolte for Heavy Equipment Operator (HEO), under the condition that he passes the complete background check and Orange County Civil Service requirements under the guidelines of the current IBEW 363 paid position salaried amount at the recommendation of Angelina Olsen and Bill Brown.

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

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

Nays: None

Abstain: None

6.7. Water District No. 1 Concerns

The Town was awarded 2.3 million dollars from a WIIA Grant. MHE is recommending and requiring further study to decide on how best to spend the money to stretch it and allocate it for taxpayers. WD No. 1 also sources from well sites. Studies are to find a cleaner source of water. Public Hering notices will be mailed out to residents regarding a Special Meeting. Working on getting specialists recommendations on this. Waiting on results from recently

approved Hydrogeology tests.

Public Comment

7.1. Rules for Public Comment

7.2. Public Comment

The following signed up for Public Comment:

- Jim Gulick (not present)
- Dorey Houle
- John Sikora
- Tom Ludington
- Carol Scully
- Rick Colon
- Dan Burke
- Carol Hawxhurst
- Steve Thau

- Dorey Houle: Addressed concerns made after Public Comment from July 6, 2026, meeting. Spoke about John Mulligan and that he was not reprimanded by the Union. Received confirmation from the Highway Superintendent regarding this.

- John Sikora: Not a politician and hates politics. He knows service and leadership. Taught leadership, discipline and character development. Attended July 6, 2026, meeting and was concerned and thought that he may need to attend more. Wants the Supervisor to succeed, as we will all benefit. Stated that servant leadership is when we prioritize the growth and well-being of your team and to the communities to which you belong, acting as a steward rather than a traditional boss. He has some concerns. Commented that what the Supervisor puts on Social Media is solid and well-thought-out. The supervisor lacks self-control in person. Unable to receive any sort of constructive criticism. The office she holds garners a level of respect. Respect all constituents, even those you may not agree with. You need to own your decisions. Talked about truck purchase. Concerned for many Town employees as they have resigned or retired early under her watch. Not fostering a healthy work environment. As head of HR Department, workers report to her for work-related issues. This is a serious conflict of interest. A good leader needs to be self-aware. Voices she tried to hush and have removed was her a few years ago.

- Tom Ludington: President of Lake Sapphire. Spoke regarding an incident that happened over the weekend at 64 Sapphire Rd. There was approximately 500-1000 people not from the area, who rented a property. It was a massive rage party. Between 4-5pm. Drinking, DJ's, fighting, fireworks, garbage. Monroe PD did respond to assist the Troopers as there was an erroneous call about shots fired. Shots were not fired. Cars were parked all over the street. Selling alcohol on premises, smoking weed. Wants to know why it wasn't shut down. The homeowner had nothing to do with this.

- Carol Scully: Spoke about everyone being concerned about the overbuilding. Not the same Monroe. Commented that Tony and Mike stepped up and saved the Town by placing a

moratorium on the Town and revised the Comprehensive Plan. They saved the Town from being taken over by a block vote. They tried to slow down the takeover. Due to poor voter turnout and promises made/kept, the new Supervisor has alienated Board Members and other municipalities. Focused on advancing her political ambitions rather than addressing the needs of the residents. Deeply concerned. Monroe is becoming more like So. Blooming Grove. We may lose Monroe eventually. Fight back with your vote and voice your opinion. Monroe is still a beautiful small town.

- Rick Colon: Town of Monroe is not the same as it used to be. The Village Mayor was elected by less than 20% of eligible voters. It's very important to get out and vote. Positions need to be filled on PB, ZBA and Ethics. Thanked everyone on the Board for their contribution. Thanked the speakers who do come up to speak.

- Dan Burke: Misspoke last time. Indicated that the number of votes the Supervisor received was 23,000. It was really 2,522. Let the Supervisor carry out the business that she was elected to do. Time to move on and have restraint.

- Carol Hawxhurst: Need to amend the By-laws to allow 5 minutes for Public Comment. Wants to know why if there's \$45,000 in the Budget, why aren't we doing anything RE the Comp Plan. Doesn't understand why we don't have an Ethics Board. Should hire a private HR. Spoke RE safety on Seven Springs Rd. Soke RE buses.

- Steve Thau: Inquired about the party that took place over the weekend at 64 Sapphire Rd. Was that residence permitted as a STR? Read a statement from a Town of Monroe resident who wished to remain nameless due to retaliation. Disgust and disappointment RE recent behavior in which certain Town matters have been addressed. Numerous contradictions RE statements made publicly and the facts that residents have made or learned. Residents deserve honesty, consistency, transparency and respect from Elected Officials. Spoke RE former Town Employee John Mulligan. The number of early retirements and resignations by Town of Monroe employees raises serious questions about leadership. Need to recognize the role your conduct has played in these problems. Difficult questions are being avoided, minimized or mocked. Unacceptable. We are entitled to leadership that takes full responsibility. Accountability requires more than words. Answer residents' questions directly.

Adjournment

8.1. Adjournment of Meeting

2026-#277

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to adjourn the meeting of July 13, 2026, at 9:24 PM.

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

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

Nays: None

Abstain: None

