

Town of Monroe
Town Board Minutes
Tuesday, September 2, 2025
(www.townofmonroeny.gov)

Generated by Valerie Bitzer

Members Present

Tony Cardone, Mary Bingham, Sal Scancarello, Dorey Houle, Maureen Richardson
Town Counsel - Matt Toal

Call to Order

Supervisor Cardone called the meeting to order at 7:00 PM.

1.1. Pledge to the Flag

Supervisor Cardone led the room in the Pledge.

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 September 2, 2025

2025-#348

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Town Board Meeting of September 2, 2025, at 7:00 PM.

On a motion by Town Councilmember Scancarello, seconded by Town Councilmember Bingham

On a motion by Town Councilmember Scancarello, seconded by Town Councilmember Bingham

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

Community Announcements

3.1. Official Launch of Civic Plus Agenda Meeting and Management Program

We are pleased to announce our official launch of the Civic Plus Agenda Meeting and Management Program. Residents can access the site by visiting our website at townofmonroeny.gov and hovering over Resources in the top right-hand corner and clicking on Civic Plus. From there, you can click on the green "Sign In" button to create an account. Initially, you will click "Sign Up" and complete the requested information to create your account. You will then be able to subscribe to the particular Boards you wish to be notified

of once an Agenda is created and released. Additionally, you may click on the highlighted section in yellow to view archived Agendas/Minutes from Board Docs until our Historic Import is complete. Your patience is greatly appreciated as we navigate this new system together. Thank you.

3.2. Amanda Primiano, Monroe Free Library

Amanda Primiano, Monroe Free Library spoke about exciting things going on this fall. September is National Library Card Sign Up Month. The community is encouraged to get a Library Card. Anyone who gets a Library Card in the month of September will be automatically entered into a raffle to win two tickets to the November play at Museum Village Playhouse. Stop by the Library and show proof of residence to obtain a card. The Library is also offering a host of new fall programs for all ages: Introduction to Genealogy, Teen De-Stresser Programs, Introduction to Majong, Origami Club, Art Program, Book Clubs and so much more. The calendar is located on the website or stop by the Library for a printed copy.

The Library has purchased three new Museum Passes (Westchester Children's Discovery Museum, Stonecroft Gardens and the Hudson River Museum). There is a total of 14 Museum Passes for the Community to borrow and enjoy for free. One pass typically covers a family.

The Fall Community Yard Sale will be on September 20th. This is also a fundraiser for the Library. You can purchase a table for \$20, the second table for \$10.

Small Business Month Series in September: Free Professional Edited Headshots, Workshops on how to use their Business Databases and a workshop on using AI to optimize your business.

3.3. Lakeside Fire Department Garage Sale

Annual Lakeside Fire Department Garage Sale Date: Saturday, September 6, 2025 (Rain Date September 7, 2025) Time: All Vendors Arrive at 8:00 AM for set up. Open to the public from 10:00AM-4:00PM Place: Monroe Town Hall, 1465 Orange Tpke., Monroe. Hot Dogs and Burgers will be for sale. Cost: \$30 for first table. Second table is \$25. Breast Cancer Truck will be available for items that you no longer want. Truck will only be available on Saturday. You are responsible for taking the remainder of your items back home. RSVP to Laura at 845-325-8238 only if you want to be a vendor. All are welcome. Porta Potty will be available.

3.4. Lions Club Community Garage Sale

Monroe Lions Club Community Garage Sale. Show and Sell your crafts and treasures. Date: Sunday, September 7, 2025 Time: 9:00 AM-2:00 PM. Vendor Setup starts at 7:30 AM. Place: Harriman Army Navy Parking Lot (186 Rt. 17M, Harriman, NY). \$35/space (8x10 table space) \$50/space (12x14 tent space) Spaces sell out quickly. Call 845-325-6834. Bring your own table/chairs/tent. Reserve your space today! Deadline August 30, 2025.

3.5. Monroe Gives Community Yard Sale

Monroe Gives Community Yard Sale. Vendors Wanted! Saturday, September 13, 2025. 9:00 AM-2:00 PM. St. Anastasia's Parking Lot, Rt. 17M, Harriman, NY. Reserve your Vendor Spot. \$30 per 18'x10' space (advanced payment required). Spaces are limited - sign up early to guarantee your spot! IMPORTANT GUIDELINES: No sale of liquor, tobacco/vape products, adult materials or firearms. No food trucks permitted. Vendors must bring their own tables, chairs, and tents (if needed). ABOUT MONROE GIVES: We're a local nonprofit supporting the MW community through year-round giving and emergency assistance. Proceeds from this event help families in need. To reserve a spot or ask questions: monroegives@gmail.com.

3.6. Village of Monroe Cheese Festival

Village of Monroe Cheese Festival Sunday, September 14, 2025 11:00 AM-7:00 PM.

3.7. Orange County Mobile DMV at Town Hall, September 15th

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, September 15, 2025, 10:00-12PM, closed 12-1pm, 1-3:30pm. Monroe Town Hall, 1465 Orange Tpke., Monroe, NY 10950.

3.8. Community Concerns Hotline

TOWN OF MONROE NON-EMERGENCY COMMUNITY CONCERNS HOTLINE 845-783-1004
The Town of Monroe is pleased to announce the launch of our Community Concerns Hotline, designed to assist our residents in reporting non-emergency community concerns and quality of life issues in the Town of Monroe. If you have a community concern or quality of life issue that is town-related, we encourage you to call 845-783-1004 and leave a message to report the issue. You will receive a follow-up phone call to further discuss the concern. Be sure to provide as much detail as possible when reporting an issue, including location, time, and specific observations. Photos and videos can also be helpful should we require additional information in investigating the concern. If your concern is related to a matter outside the town, please contact the appropriate municipality.

Remember to dial 911 for all emergencies.

With resident safety at the forefront of our efforts, the town continues to explore inter-municipal agreement opportunities with local law enforcement agencies. We will continue to keep you posted on our progress as we work to ensure your concerns are addressed in a timely manner.

3.9. 2025 Orange County Household Hazardous Waste & Operation Safe Scripts Pharmaceutical Collection Event

2025 Orange County Household Hazardous Waste & Operation Safe Scripts Pharmaceutical Collection Event, Saturday, September 27, 2025 9AM-3PM OCTS #1 Maintenance Garage, 21 Training Center Lane, New Hampton, NY
Entrance across from Mid-Hudson Psychiatric Center.

3.10. Ch. 22

Please be advised that Ch. 22 has changed to 13/13.

3.11. Update Regarding Odor Around Airplane Park by County Legislature Pete Tuohy

The Orange County Sewer District No. 1 performed site visits at the Village of So. Blooming Grove Pump Station. They went down on August 18th, 20 and 22nd to check inventory on chemicals. The supply of chemicals was low on August 22nd, and they were told that the delivery was coming in on Monday, August 25th, which it was.

In last week's report, there were low levels of Ambient Air sampling in and around Airplane Park. The two readings showed HS2 levels (.0007 and .0003). It was well below the NYDEC's Air Quality of .01.

The County has procured a more sensitive portable Ambient Air monitoring device so that Ambient Air can be taken to ensure that the DEC's Ambient Air Quality standards continue to not be a problem as far as the readings go. They are still working on the smell as it comes and goes.

The next step is to do a Smoke Test on the Commercial Building on No. Main Street to ensure that there are no leaks. Vent Caps will prevent any further releases of gas.

Public Hearing

4.1. Motion to Open the Public Hearing RE WD No. 1 Increase and Improvements

2025-#349

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Open the Public Hearing RE WD No. 1 Increase and Improvements.

On a motion by Town Councilmember Bingham, seconded by Town Councilmember Scancarello

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

- Supervisor Cardone: Did anyone sign up?

-Town Clerk Valerie Bitzer: Paul Phelan. Just a reminder, you'll have five minutes to speak, speak into the mic clearly. Thank you.

- Paul Phelan: Paul Phelan, 51 Highridge Road. I have a couple questions with regards to the increase. The proposed repair total is now 3.2 million. It went from what was initially 1.1 million. So, I was wondering if there was a breakdown somewhere of those costs, and can we see that? Okay, the other thing, when our increase, we had an increase in taxes due to the first initial engineering report for the 1.1 million. Does that increase now come off our taxes once we've paid for the report?

Supervisor Cardone: How about we do this? How about you go through your questions and when you're done we'll answer them, which is the procedure.

- Paul Phelan: That's fine. But, basically, those are the two that I have for now.

- Supervisor Cardone: All right. So, what'll happen is you're not going to get a refund on that because it's part of the study and creating the plans for the project. There'll be a reduction, like you're not going to be charged next year for that. It might be a different number. It might be less. It probably will be less.

- Paul Phelan: Well, there was a second, sorry to interrupt.

- Supervisor Cardone: No, but what you have to understand is, and Councilwoman Bingham will chime in here too, I'm sure. A lot of the cost increase is due to a filtration system for making sure the water is, you know, clean.

- Paul Phelan: But the first report never indicated the need of a filtration system, is my understanding.

- Supervisor Cardone: Not. But the reason for that is state guidelines. Another unfunded mandate.

- Paul Phelan: But the water is treated when it comes. We're the first stop when the water comes from village, it comes from Mombasha Park, and it comes to us. We're the first stop, and it's treated up till there. I don't know of what the need for the filtration system.

- Councilwoman Bingham: You are the first stop. So, the products that are used to disinfect the water are at their highest levels. As those products sit in your water mains, especially during the summer, this is where you have most of the problem, they decompose into other disinfection byproducts. And some of them, the state and the EPA have said, are not good for human consumption. So, we do flush your hydrants. We are also going to install, in the future, more hydrants to do more flushing, but because those levels were above what the board of health considers is acceptable, they are making us put a disinfection system in to control those disinfection byproducts.

- Supervisor Cardone: DPBs as they're known, right? The DBPs, sorry.

- Paul Phelan: My understanding with that though, was that with the flushing of the hydrants that decreased the ability those byproducts, it got rid of those, right?

- Councilwoman Bingham: But it didn't get rid of them completely. And that's the problem. The board of health still says there are some disinfection byproducts, DBPs, in, in your drinking water, and they want them down below that threshold level. I don't even remember what the number is, but it's like parts per million, you're still above it.

- Paul Phelan: Right, but when we've gotten those letters, we've gotten letters, and it's THR, and we've had this discussion. The THR byproduct was the one that the letter seems to say that our water district has to worry about. And my understanding was that the flushing of the hydrants, if we did that, and I know we did it. We did it.

- Councilwoman Bingham: You did it in the spring.

- Paul Phelan: Okay, right. We did do it.

- Councilwoman Bingham: Right. But you remember too, I mentioned, you buy your water from the village. So, every time we're flushing, we're sending your money down the drain, so to speak because those thousand gallons they're charging for. So, also it's not something you can do in the winter months because you'll have ice all over your roads. That's why it's

usually done in the spring and possibly at the end of the summer if the weather still holds. But if those disinfection byproducts occur all year round, you need a system, and that is the air stripper system, which is what the engineer is suggesting we use to control those disinfection byproducts.

- Paul Phelan: This is coming from the engineers or the health department?

- Councilwoman Bingham: It's a combination of both. The health department says you have this problem and the engineer said the air stripper type of technology would be the best to use to address that problem.

- Paul Phelan: Okay. We've also had the discussion where if we have one air stripper, the health department is saying we need two.

- Councilwoman Bingham: Yes.

- Paul Phelan: And because of that, we need a bigger building.

- Councilwoman Bingham: Yes.

- Paul Phelan: Okay. And there's the health department who we're dealing with. There's some person we can check that they know what they're.

- Councilwoman Bingham: Oh, they know what they're doing.

- Paul Phelan: Okay.

- Councilwoman Richardson: I don't mean to be rude, but we've been going back and forth, which is violating the rules of the meeting conduct, and I just don't know that we are going to do this for any other resident.

- Supervisor Cardone: Continue, Paul, I'm sorry. You're fine, you're fine. I'll run the meeting, Councilwoman.

- Councilwoman Richardson: It's actually against the rules to change the rules, and I was guilty of an ethics violation.

- Supervisor Cardone: You are fine. Go ahead.

- Paul Phelan: That was pretty much, you've answered two questions that I have. Thank you.

- Supervisor Cardone: All right. Thank you. Anyone else?

- Town Clerk Valerie Bitzer: That's all for public comment that signed up. However, I did have two residents just come up to ask if they could speak. I don't know if it's regarding the public hearing or general public comment.

- Supervisor Cardone: Is it regarding order district one? Okay, come on up.

- Town Clerk Valerie Bitzer: Please state your name.

- Maria Villano: Maria Villano. Okay. So, what I gather, so this town expects the residents on Highridge Road and three or four houses on Rye Hill to pay over \$3 million and over the course of how long are we?

- Supervisor Cardone: It'll be 25 to 30 years.

- Maria Villano: 25 to 30 years. Oh, exactly. Okay. Okay. And I've been here for 28 years. I never really had problems with the water. I know the water pressure isn't great, but it's fine for me. So, I don't know why, all of a sudden, we're having all these issues, all this nonsense with the water problems because I think one of the reasons is because of all the building that's going on that you people approve. Like, I mean, Rye Hill Road was bought, and then the town sold it to people, and now you've bought it back. All this nonsense. Well, I hear when I come out of my development, Highridge Road, that soon will be buildings once we

get this new pump house to manage all the new building, which I think is a bunch of nonsense because I know I'm not going for it. Also, once all the residents that have been here for many, many years move out of Monroe, who is supporting Monroe? Because the people that are moving in, a lot of their homes are tax-exempt because they have day cares, churches, schools, this, that, and the other thing. I'm a Catholic. Can I put saints in my house and say I have a church and get tax-exempt?

- Supervisor Cardone: Ma'am, we're here to speak about water district.

- Maria Villano: That's what I'm talking about. Water district. Yes, I'm here because I live on Highridge Road and all the building that's going on and all these tax-exempt homes are affecting my taxes. My taxes go up when we have more tax-exempt, right? Who's paying those taxes for all those tax-exempt homes? I see homes now with thirty cars outside on Friday night. Thirty cars because there's a synagogue or whatever they call it in that house. There's another house that has a daycare center. I see all this nonsense going on that wasn't here. I moved here 38, 28 years ago. We used to have trees. Now I go down by the middle school and high school. There are no more trees. They left and there's all those buildings. They moved in there without water and electricity. But a normal American can't do that. How come? How come we are all being sold out? That's what I want to know. How this all happens. Because your paychecks get bigger. Guess what? Mine don't get bigger. My paycheck stays the same. You expect us to pay \$3 million for a water system. When I moved here, I didn't have to pay for it. Now all of a sudden, we're having all these issues. Yeah. If you stop approving all the building and all the religious places and exempt and this and that, maybe we can live here. But so far, I know a lot of us are getting the hell out. And then you see who the hell's going to pay your salary. Excuse me. I shouldn't have said that. I shouldn't have said that. But let's see, who's going to pay your salary? Once we all move out. What check are you getting? And your car service. Yeah, I'm done. I want to see.

-Town Clerk Valerie Bitzer: Ma'am, if I could just get you to sign your name up on the sheet, please for me.

- Maria Villano: Sure. What sheet?

-Town Clerk Valerie Bitzer: Right here.

- Councilwoman Bingham: I just wanted to address one of her comments. She said years ago, she didn't have problems with her water.

- Maria Villano: I did not ever.

- Councilwoman Bingham: Okay. Ever. In the meantime, though, the EPA and the state department of health and our county board of health have issued new regulations. I'm sure years ago, everybody remembers the PFOS that was a big issue with Stewart airport and Newburgh. You know, as testing becomes more prevalent, there are certain chemicals that years ago we didn't test for and now we do. We do want to ensure the resident's health. So, it's not that we're changing the rules. These rules are coming from the federal government and the state Government, and we have to abide by them. And that's kind of why you need some of the new systems to be put in.

- Councilwoman Houle: Thank you, Mary.

- Supervisor Cardone: Thanks, Mary.

- Councilwoman Bingham: Okay. So, there was one more person?

-Town Clerk Valerie Bitzer: There was a gentleman for another item, but he's good. -

Councilwoman Houle: Okay.

- Councilwoman Richardson: So, we can respond generally now?

- Supervisor Cardone: Go ahead.

- Councilwoman Richardson: Well, I assume other people have responded.

- Councilwoman Houle: Go ahead.

- Councilwoman Richardson: I just wanted to confirm, Mary, before my response. I got a question about PFAS. I know we were pursuing a class action suit for a specific district. Did we also test in this district? Is that what specifically the issue is, or you're just using?

- Councilwoman Bingham: All the districts were tested for PFAS. Not all, not every district has it, but some of the districts do, and I don't believe one has it.

- Councilwoman Richardson: Okay. So, yeah, I can get a list from you later and answer that constituent. Thank you for that just clarification. I definitely sympathize with obviously the concerns that overdevelopment and the perception that unfair treatment and dispirited charges. I want to say that, you know, water use I don't even believe is affected by tax exempt, is it? That you'd still have to pay your water bill, you still have to pay into the system. So, I do want to reassure that that's a misunderstanding and I would just ask that any residents, like I understand, you are concerned about your quality of life, your cost of living, as we are all concerned. The board members don't do this as a full-time job. So, we make very little to do what we do, and we are subject to a lot, and we do try our best even, you know, with what's going on in the community, and we all have different perspectives on how to approach overdevelopment and what's going on, but we do have to be inclusive as a community and not spread, I think, bias. So, while you know, I sympathize with the concerns, I just wanted to say that yes, if you are in water district one, equipment might have been purchased by prior homeowners and paid for by those homeowners when you moved in. The equipment might have been newer, standards were lower. We weren't testing for PFAS and other contaminants, unfortunately. And, as Mary said, these things have become more stringent. We need to, I mean, we're doing this for quality of life. So that residents are not going to get sick, so that you will have clean water, so that we can comply with county regulations, and we don't really have a choice in the matter, and also, an investment now is likely a wiser thing to do than kicking the can down the road because if we delay on these costs any further I believe they will get higher and higher as we've actually discussed at prior board meetings. So, clean water is extremely important and this is what, unfortunately, the cost is and we are pursuing grants. Did we get an update on those applications?

- Mary Bingham: September 12th is the deadline. So, we will have all this after tonight's meeting, and we pass all the resolutions, we will have all our paperwork ready to go.

- Councilwoman Richardson: And just the last thing, that I was a constituent sitting there, protesting what I saw going on with Rye Hill and over development and wanting this and wanting that and everyone wanted something different. The town purchased it. It was not resold, and it is still within town ownership. So, it is actually the down payment was taken from our parkland fees, which is an implied designation of parkland. So, if it is ever sold, there should be a public hearing announcing that to every constituent townwide because it

is subject to certain referendum and the alienation of parkland. So, thank you.

- Councilwoman Houle: So, I think we have to be really careful about where we're getting our information from. There's a lot of people who like to postulate, and they like to suggest things that are happening and a lot of it is not true. I know well, please don't speak from the seats.

- Supervisor Cardone: We let you speak. Let Councilwoman Houle speak.

- Councilwoman Houle: So Rye Hill Road was purchased to avoid development. I can promise you that it was purchased to avoid development. We do not want to see that developed. The first time that the town of Monroe purchased it was a little over a year ago. Was the first time, we never owned it before that.

- Supervisor Cardone: Almost two years ago.

- Councilwoman Houle: We saved it from being developed. We saved it. There is no one on this board currently who is interested in reversing that. Not a single person on this board is interested in reversing that. There have been, the building that you're seeing now, is a result of approvals that were made decades ago. Decades ago, not by anyone on this board and not by anyone on our planning board. These were approvals that were given sometimes 20 years ago. So, we are more than happy to answer any questions that you have. We do not want this misinformation to be continued, to be spread, because that's when people get very angry, and we don't want to see that. So, your questions are always welcome and we will always tell you the truth.

- Councilwoman Richardson: We also don't control building outside our municipality. So unfortunately, you know, it's a locality issue and our boundaries of Monroe are what we control.

- Councilwoman Bingham: The main thing is we have to abide by state and federal rules, and we want to have the best drinking water available for our residents and the pressure I understand was another issue you mentioned. That should also be corrected when the new pump house is instituted. Thank you.

- Supervisor Cardone: To dovetail off what Councilwoman Houle said, so the development you're seeing going on, one of the developments was from a stipulation from the 2010 board. So, we have, we have no control of that. We have to abide by that stipulation. This board does not approve development. That's our planning board, and it's, there's a rigorous process that these developers have to go through. We don't approve anything. And in fact, this board is the one who were not in favor of the proposed development of Rye Hill, when the developer came in here. You'll hear other stories regarding that. We were not in favor of it. It was a monstrosity. That was disgusting and we were completely against that. Paul, as far as your talk of 1.1 million to 3.2 million. If you go back, Councilwoman Bingham and I were looking to move the project along at that time. And if you remember, residents from water district number one came down and asked us to apply for a grant. And we were steadfast in saying, "Well, if that's what you want, the costs are going to go up." And not only do the costs go up, but sadly we have to deal with new regulations that are unfunded mandates coming down from the state. So that's why you're dealing with this now. The reason we're here for public hearing tonight is because this board sped up the process. We had two other meetings in August that weren't on our schedule so that we can apply for a

grant for water district number one. So, we have to close this public hearing tonight so that we can get the application in by the 12th of September, and we've been working with our engineers on this consistently for the last month, month and a half. So, go ahead. What were you going to say, Mary?

- Councilwoman Bingham: Yeah, I was going to say the engineer has been very diligent trying to make the best use out of taxpayer dollars. They don't want to overbuild something. They want to build something that will meet what the state requirements are, the county board of health requirements are. We're not building to make it larger for other developments.

- Supervisor Cardone: Okay. Anyone else? Okay.

4.2. Motion to Close the Public Hearing RE WD No. 1 Increase and Improvements

2025-#350

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Close the Public Hearing RE WD No. 1 Increase and Improvements.

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

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

4.3. Motion to Authorize the Town of Monroe to Apply for the Water Infrastructure Improvement Act (WIIA) Grant Program for Water District #1 Improvements

2025-#351

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

RESOLUTION AUTHORIZING THE TOWN OF MONROE TO APPLY FOR THE WATER INFRASTRUCTURE IMPROVEMENT ACT (WIIA) GRANT PROGRAM FOR WATER DISTRICT #1 IMPROVEMENTS WHEREAS, the Environmental Facilities Corporation is soliciting applications through the Water Infrastructure Improvement Act for clean and drinking water improvement projects; and WHEREAS, the Town of Monroe has an identifiable need to conduct infrastructure improvements to Water District #1; and NOW, THEREFORE, BE IT RESOLVED that the Town Board hereby authorizes the Town Supervisor, or his designee, to submit a application to the Environmental Facilities Corporation Water Infrastructure Improvement Act Grant Program for the infrastructure improvements at Water District #1. BE IT FURTHER RESOLVED that the Town Supervisor and any other officer or employee as directed by the Town Supervisor is hereby authorized to take any and all necessary actions to carry out the provisions of this Resolution. Adopted on this 2nd day of September 2025.

On a motion by Town Councilmember Houle, seconded by Town Councilmember Scancarello

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

4.4. Adoption of Order After Public Hearing RE WD No. 1 Increase and Improvements

2025-#352

BE IT RESOLVED that the Town Board of the Town of Monroe Made the following Resolution by Councilwoman Houle and seconded by Supervisor Cardone.

At a 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 the 2nd day of September, 2025. PRESENT: Anthony Cardone, Supervisor

Mary Bingham, Councilperson

Dorey Houle, Councilperson

Maureen Richardson, Councilperson

Salvatore Scancarello, Councilperson

In the Matter

of the Increase and Improvement of

Facilities of the

Water District No. 1, in the Town of Monroe,
in the County of Orange, New York, pursuant to
Section 202-b of the Town Law

Offered by: Councilwoman Houle

Seconded by: Supervisor Cardone
RESOLUTION AND
ORDER AFTER PUBLIC

HEARING WHEREAS, map, plan and report entitled: "Disinfection By-Product Treatment Improvements," dated August 13, 2025, has been prepared by McGoey, Hauser and Edsall, Consulting Engineers, D.P.C., engineers duly licensed by the State of New York (the "Engineer"), for the increase and improvement of facilities of the Water District No. 1 (herein called the "District"), in the Town of Monroe, New York (the "Town"), consisting of water system improvements, including but not limited to the construction of a new treatment building; installation of new air stripping equipment, chemical feed system, booster skid, and processing pipe; and mechanical, HVAC, plumbing and electrical upgrades, the foregoing to include ancillary or related site, demolition and other work required in connection therewith (the "Project"), at the estimated total cost of \$3,277,000; 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; and WHEREAS, the Town Board adopted an Order describing in general terms the proposed increase and improvement of such facilities, specifying the estimated maximum cost thereof, and stating the Town Board would meet to hear all persons interested in said increase and improvement of facilities on September 2, 2025, at 7:00 o’clock P.M. (Prevailing Time) at the Town Hall, 1465 Orange Turnpike, Monroe, New York; and WHEREAS, a Notice of such public hearing was duly published and posted pursuant to the provisions of Article 12 of the Town Law; and WHEREAS, a Notice of such public hearing was also mailed by first class mail to each owner of taxable real property in the District; and WHEREAS, such public hearing was duly held by the Town Board on the 2nd day of September 2025 at 7:00 o’clock P.M. (Prevailing Time) at the Town Hall, 1465 Orange Turnpike, Monroe, New York, with considerable discussion on the matter having been had and all persons desiring to be heard having been heard, including those in favor of and those in opposition to said increase and improvement of such facilities;Now, therefore, it is hereby DETERMINED, that it is in the public interest to increase and improve the facilities of the District as hereinabove described, at the estimated maximum cost of \$3,277,000; and it is hereby ORDERED, that the facilities of the District shall be so increased and improved and that McGoey, Hauser and Edsall, Consulting Engineers, D.P.C., engineers duly licensed by the State of New York (the “Engineer”) shall prepare plans and specifications and make a careful estimate of the expense for said increase and improvement of such facilities and, with the assistance of the Town Attorney, shall prepare a proposed contract for such increase and improvement of facilities of the District, which plans and specifications, estimate and proposed contract shall be presented to the Town Board as soon as possible; and it is hereby FURTHER ORDERED, that the expense of said increase and improvement of facilities shall be financed by the issuance of not to exceed \$3,277,000 bonds of the Town, and the costs of said increase and improvement of facilities, including payment of principal of and interest on said bonds, shall be paid from charges collected through water metering and/or by the assessment, levy and collection of assessments upon the several lots and parcels of land within the District which the Town Board shall deem especially benefited by said improvements, so much upon and from each as shall be in just proportion to the amount of benefit which the improvement shall confer upon the same; and it is hereby FURTHER ORDERED, that the Town Clerk record, or cause to be recorded, a certified copy of this Resolution and Order After Public Hearing in the office of the Clerk of Orange County within ten (10) days after adoption thereof.DATED: September 2, 2025

(SEAL)	TOWN BOARD OF THE TOWN OF MONROE
The adoption of the foregoing Resolution and Order was duly put to a vote on roll call,	
which resulted as follows:Supervisor Anthony Cardone	voting Aye
Councilperson Mary Bingham	voting Aye
Councilperson Dorey Houle	voting Aye

Councilperson Maureen Richardson

voting Aye

Councilperson Salvatore Scancarello

voting Aye

The Resolution and Order were declared adopted.

4.5. Adoption of Bond Resolution RE WD No. 1 Increase and Improvements

NO ACTION AT THIS TIME

4.6. Set Public Hearing Date: Authorizing a Property Tax Levy in Excess of the Limit Established in General Municipal Law 3-C

2025-#353

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to Set a Public Hearing Date: Authorizing a Property Tax Levy in Excess of the Limit Established in General Municipal Law 3-C for September 15, 2025, at 7:00 PM or soon there-after.

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

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

Acceptance of Minutes

5.1. Acceptance of August 4, 2025 Minutes

2025-#354

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the August 4, 2025, Minutes.

On a motion by Town Councilmember Bingham, seconded by Town Councilmember Scancarello, the minutes were approved.

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

5.2. Acceptance of August 7, 2025 Minutes

2025-#355

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

August 7, 2025, Minutes.

On a motion by Town Councilmember Scancarello, seconded by Town Councilmember Bingham, the minutes were approved.

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

5.3. Acceptance of August 18, 2025 Minutes

2025-#356

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the August 18, 2025, Minutes.

On a motion by Town Supervisor Cardone, seconded by Town Councilmember Houle, the minutes were approved.

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

Audit of Claims

6.1. General Fund Abstract

2025-#357

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #25-15 General Fund containing Check # 37164 - 37234 totaling \$571,103.89.

On a motion by Town Supervisor Cardone, seconded by Town Councilmember Scancarello, the minutes were approved.

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

6.2. Escrow Fund Abstract

2025-#358

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Abstract #25-11 Escrow Fund containing Check #2236 - 2237 totaling \$7,395.93.

On a motion by Town Supervisor Cardone, seconded by Town Councilmember

Bingham, the minutes were approved.

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

Budget Transfers

7.1. Budget Transfer Abstract

2025-#359

BE IT RESOLVED that the Town Board of the Town of Monroe requests approval of Budget Transfer Abstract #25-07, 2025 Expenditure Adjustments, totaling \$13,050.96.

ABSTRACT OF BUDGET TRANSFERS

TOWN OF MONROE

DATE OF AUDIT: September 2, 2025

ABSTRACT 2025-07

2025 EXPENDITURE ADJUSTMENTS

DATE GL NO. DESCRIPTION Account Trans In Trans Out

9/2/2025 EQUIPMENT B000-3620-2000-00 500.00 EDUCATION, DUES, MEETINGS B000-3620-4189-00 500.00

SOFTWARE MAINTENANCE B000-3620-4226-00 500.00

VEHICLE REPAIR & MAINTENANCE B000-3620-4301-00 500.00

JUSTICE COURT ATTENDANT UNIFORMS A000-1110-4105-00 264.83

JUSTICE COURT IT SUPPORT A000-1110-4223-00 264.83

ASSESSOR EDUCATION, DUES, MEETINGS A000-1355-4104-00 1,500.00

ASSESSOR AUTO INSURANCE A000-1355-4600-00 1,500.00

DIAL A RIDE UNIFORMS A000-5630-4105-00 1,500.00

DIAL A RIDE PS OVERTIME A000-5630-1050-00 2,000.00

DIAL A RIDE TIRES A000-5630-4305-00 3,500.00

SENIOR CENTER REPAIRS & MAINTENANCE A000-7620-4303-00 6,605.00

SHARED SERVICES REPAIR & MAINTENANCE A000-1620-4303-00 6,605.00

THEATER BUILDING ELEVATOR INSP/MAINT A000-1622-4270-00 150.00

THEATER BLDG REPAIR & MAINT A000-1622-4303-00 150.00

OCSD #1 SEWER ASSESSMENT 11 STAGE A000-1950-4000-01 31.13

OCSD #1 SEWER ASSESSMENT 369 NINNINGER A000-1950-4000-10 31.13

13,050.96 13,050.96

On a motion by Town Supervisor Cardone, seconded by Town Councilmember Houle

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

Cash Transfers

8.1. Cash Transfer Abstract

2025-#360

BE IT RESOLVED that the Town Board of the Town of Monroe made a Motion to approve Abstract #2025-06, in the amount of \$1,140,000 for cash transfers to/from investment funds.

CASH TRANSFERS TO/FROM INVESTMENT FUNDS

TOWN OF MONROE

DATE OF AUDIT: September 2, 2025

ABSTRACT #CASH 2025-06

DATE GL NO. DESCRIPTION Account Trans To Trans From

9/2/2025 Consolidated Savings A000 Fund A000-0201 600,000.00 NYCLASS Investment A000 Fund A000-0240 600,000.00

Consolidated Savings DA00 Fund DA00-0201 200,000.00

NYCLASS Investment DA00 Fund DA00-0240 200,000.00

Consolidated Savings DB00 Fund DB00-0201 300,000.00

NYCLASS Investment DB00 Fund DB00-0240 300,000.00

Consolidated Savings SW08 Fund SW08-0201 40,000.00

NYCLASS Investment SW08 Fund SW08-0240 40,000.00

1,140,000.00 1,140,000.00

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

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

New Business

9.1. Water District 14

2025-#361

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

RESOLUTION AUTHORIZING THE TOWN OF MONROE TO APPLY FOR THE WATER INFRASTRUCTURE IMPROVEMENT ACT (WIIA) GRANT PROGRAM FOR WATER DISTRICT #14 IMPROVEMENTS WHEREAS, the Environmental Facilities Corporation is soliciting applications through the Water Infrastructure Improvement Act for clean and drinking water improvement projects; and WHEREAS, the Town of Monroe has an identifiable need

to conduct infrastructure improvements to Water District #14; and NOW, THEREFORE, BE IT RESOLVED that the Town Board hereby authorizes the Town Supervisor, or his designee, to submit a application to the Environmental Facilities Corporation Water Infrastructure Improvement Act Grant Program for the infrastructure improvements at Water District #14. BE IT FURTHER RESOLVED that the Town Supervisor and any other officer or employee as directed by the Town Supervisor is hereby authorized to take any and all necessary actions to carry out the provisions of this Resolution. Adopted on this 2nd day of September 2025.

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

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

9.2. Resolution Approving Town of Monroe Shredding, Electronics, Textile and Tire Recycling Day
2025-#362

BE IT RESOLVED, that the Town Board of the Town of Monroe Made a Motion to approve Town of Monroe Shredding, Electronics, Textile and Tire Recycling Day to take place on November 1, 2025, at the Town of Monroe Highway Garage located at 87 Mine Road. Hours 9:00 AM-12:00 PM.

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

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

9.3. Sam Ventola, Conservation Commission Resignation

2025-#363

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to accept the resignation of Sam Ventola from the Conservation Commission effective August 24, 2025.

On a motion by Town Supervisor Cardone, seconded by Town Councilmember Houle

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

9.4. 2025 Monroe Volunteer Ambulance Corps Agreement

2025-#364

BE IT RESOLVED, that the Town Board of the Town of Monroe Made a Motion authorizing the Supervisor to sign the 2025 Monroe Volunteer Ambulance Corps Agreement.

On a motion by Town Councilmember Houle, seconded by Town Councilmember Scancarello

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

9.5. Newcastle Communications Annual Service Contract Renewal

2025-#365

BE IT RESOLVED, that the Town Board of the Town of Monroe Made a Motion authorizing the Supervisor to sign the renewal of the SV9100 annual service contract with Newcastle Communications in the amount of \$4,595.00 for the time period of 12/14/25 - 12/13/26.

On a motion by Town Councilmember Houle, seconded by Town Councilmember Bingham

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

9.6. Town of Monroe Food Truck Festival Saturday, October 18th

2025-#366

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Resolution approving the Town of Monroe Food Truck Festival taking place on Saturday, October 18th from 12 p.m. - 6 p.m. at town-owned O&R Park, located at 61 O&R Road, Monroe. The beneficiary of this event will be American Legion Post #488.

On a motion by Town Councilmember Scancarello, seconded by Town Councilmember Bingham

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

9.7. Agreement for ATM Services, Town of Monroe Food Truck Festival

2025-#367

BE IT RESOLVED, that the Town Board of the Town of Monroe made a Resolution authorizing the Supervisor to sign the General Agreement pertaining to ATM and Merchant Services for the Town of Monroe Food Truck Festival on October 18, 2025, located at O&R Park. There will be a \$3.25 surcharge for all transactions. (\$1.00 goes to the Town of Monroe and \$2.25 to the company)

On a motion by Town Councilmember Scancarello, seconded by Town Councilmember Houle

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

9.8. Return of Escrow, Street Opening and Driveway Permits, Mountainview Drive

2025-#368

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to approve the Highway Department request for approval to return the escrow amount of \$3,000 for Driveway Permit #2023-02 and \$5,000 for Street Opening Permit #2024-04 at 290 Mountainview Drive. Both the driveway and the road opening at this address have been inspected and found to meet all current Town Code standards. As such, the Highway Department recommends releasing the bonds.

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

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None

Old Business

10.1. Short Term Rental Application, 10 Twin Lakes Rd. (SBL #19-1-1.3)

2025-#369

BE IT RESOLVED that the Town Board of the Town of Monroe made a Motion to set a Public Hearing in regard to the Short-Term Rental Application, 10 Twin Lakes Rd. (SBL #19-1-1.3) for September 15, 2025, at 7:00 PM or soon there-after.

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

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson
Nays: None
Abstain: None

10.2. 19 Elmwood Drive, Water Bill

2025-#370

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to credit 19 Elmwood Drive's Water Bill for 1,000 gallons at \$13.00/gallon for a \$286.00 credit. Penalties waived.

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

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson
Nays: None
Abstain: None

10.3. Bid Opening RE Improvements to Mombasha Park Little League Field

2025-#371

BE IT RESOLVED that the Town Board of the Town of Monroe Made a Motion to award the Bid Opening RE Improvements to Mombasha Park Little League Field to Field Pro in the amount of \$57,485.

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

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson
Nays: None
Abstain: None

Public Comment

11.1. Rules for Public Comment

11.2. Public Comment

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

12.1. Enter into Executive Session

NO ACTION AT THIS TIME

Return to Regular Meeting

13.1. Return to Regular Meeting

NO ACTION AT THIS TIME

Adjournment

14.1. Adjournment of Meeting

2025-#372

BE IT RESOLVED that the Town Board of the Town of Monroe adjourns the meeting of September 2, 2025, at 8:16 PM.

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

Ayes: Town Supervisor Cardone, Town Councilmember Bingham, Town Councilmember Scancarello, Town Councilmember Houle, Town Councilmember Richardson

Nays: None

Abstain: None