

WORKSHOP MEETING
MONDAY, DECEMBER 12, 2016
(www.villageofmonroe.org)

Prior to the Village Board Meeting at 7 PM, the Board met in a workshop session at 6:00 PM to address concerns regarding the revised Comprehensive Plan and zoning changes. Village Zoning Attorney's Rick Golden and Kelly Naughton, as well as Village Engineer John O'Rourke, P.E. and Planner Kristen O'Donnell, Lanc & Tully Engineering, were present to discuss the plan and answer questions.

Present: Mayor Purcell, Trustees Conklin, Behringer, Dwyer and Chan.

Also Present: Village Engineer John O'Rourke P.E., Planner Kristen O'Donnell (Lanc & Tully), Attorney's Rick Golden and Kelly Naughton, Attorney Bonacic, Village Clerk Carey and Deputy Clerk Baxter

Mayor Purcell provided clarification to the audience as to why there was a day and date change of the Board Meeting, and provided introductions of Zoning Attorney's Rick Golden and Kelly Naughton, Village Engineer John O'Rourke P.E., and Planner Kristen O'Donnell. 117 letters were submitted from the public following the open comment portion of the public hearing. 58 letters were from residents of the Village of Monroe, the remaining 59 letters came from town residents and neighboring residents. There were 30 people in attendance at the workshop, and of those 30, 12 were Village residents.

Resident Elaine Risch of 25 Park Ave. inquired if 4 duplexes were being built where the stone house was on Schunnmunk St.? She had heard that was happening and that there is a lot of large excavating equipment that is being used there. Mayor Purcell confirmed that isn't the case, that they may be removing the single family home to put in multi-family homes, but that she could confirm that with the Building Department. Mayor Purcell clarified that this workshop is specifically for the revised Comprehensive Plan and the changes to the Zoning Map, and would like to keep it focused on that topic.

Resident Lorraine Henkel of 340 North Main St. asked Mayor Purcell what exactly the Village is trying to repeal. Specifically, what is happening on North Main Street? Mayor Purcell referred to Engineer O'Rourke to address Ms. Henkel's question and he advised that right now North Main St. is zoned as SR-10 with a multi-family overlay. This language has created a lot of confusion over the past 5 to 10 years and with the revised Comprehensive Plan, all they are really trying to achieve is cleaning up the confusing language by simply changing the terminology. There are a lot of multi-family homes along North Main St., and all the things that you can currently do there you will continue to be able to do. The houses will remain as they are on North Main, we are simply just cleaning up the language. Ms. Henkel also expressed her concern over the current traffic on North Main Street, and that by adding additional residents on North Main Street it will only make it worse. Mayor Purcell clarified that many of the houses on that street are already multi-family, and there isn't room for much more growth, which wouldn't have an impact on the traffic.

Elaine Risch also expressed her concern over how her street (Park Ave.) has become a shortcut between North Main and Schunnmunk St. and the speed in which people drive on this street. She requested more signage or police presence to enforce the 25 MPH speed limit.

Trustee Conklin asked for clarification on what an overlay was exactly? Eng. O'Rourke explained that you had an SR 10 zone and back in the 70's-80's the Village created a special zone, or "Overlay" that allowed multifamily homes within certain areas within the Village. So rather than re-zone it, they did it the quick and easy way, which ultimately has caused more confusion. Trustee Conklin also asked if there were any limitations on how high a building you can build on your lot. Eng. O'Rourke explained that there is a series of calculations based on lot size, frontage, etc. that determine how many housing units you can build on that lot, and regardless, the height is locked in to 2 ½ stories. They could purchase multiple lots, knock down all the current structures and build one giant structure, they could do that, but will still be locked in to it not being any higher than 2 ½ stories. Eng. O'Rourke stressed again that this is allowed currently with the existing zoning, and will continue to be allowed under the proposed new zoning. Trustee Dwyer inquired that if we amended the zoning now, would it or could it affect our ability to change zoning? Attorney Rick Golden clarified for Trustee Dwyer that we always had to ability to change the zoning, but that there are other factors at stake as to whether or not the zoning will be upheld as constitutional zoning. The Village also has to have a certain amount of Work Force/Affordable Housing as well. It is not the way that people would think that affordable housing would be. It is geared towards Seniors, young people, work force people, housing that people can afford. It's housing other than high-end market housing. There was the 2009 Tri-County Needs Assessment Study done that focused on housing in Orange County and

two other counties that put targets on how much housing stock you should have in your area. It was reviewed and referenced when this zoning was done to ensure the Village was not changing the zoning in a way that would open you up to a lawsuit because the Village did not provide enough Affordable Housing. Planner Kristen O'Donnell did the calculations and determined that the Village is in fact compliant with that. Yes, you can change the zoning, but you have to be careful that you are not changing something else that could open you up to problems. You cannot zone out lower middle class, you cannot zone out working families, you cannot zone it and say we want only 8 acre zoning, making it so unaffordable for anyone to live here. That is a Constitutional provision. Attorney Golden also states that the Courts define Affordable Housing as multi-family and rentals, although some rentals are not affordable at all.

Resident Jim McCosker questioned the zoning regarding a piece of property across the street from Sacred Heart Church on Still Rd. Eng. O'Rourke confirmed that the area in question was zoned GB (General Business) in the past going back to the 70's, but now there is only one section that is GB, the others are SR-10. This is due to the fact that the whole front section of that land is wetlands, with only the back part of area in question as usable land, and only accessible via Stephen Lane. There were some contractors interested in that property for some commercial businesses but the residents of Stephen Lane went crazy because they did not want the commercial traffic going through there. So the Comprehensive Plan decided to make those areas URM to appease the residents of Stephen Lane by not making it commercial, but will allow the land to be used for something, including single family homes.

Trustee Behringer asked what the zoning was for the property by the Shared Textile Business. Mayor Purcell confirmed that it is currently zoned for General Business and Eng. O'Rourke confirmed that this area was one the Comp Plan thought would fit nicely into the neighborhood with URM plan by putting a multi-family unit there being surrounded by single family homes.

Since North Main St. is and will remain a URM zone, Trustee Conklin asked Eng. O'Rourke if there was a way to change the zoning or the wording of the zoning to avoid someone from buying 5 lots and taking down all the houses and putting up one giant monstrosity with 25 units? Instead, could every lot remain its own lot? Eng. O'Rourke again clarified that currently any lot throughout the entire Village, including commercial lots, can be bought and combined into one large lot. Just because you combine the lots doesn't mean that you automatically get more units, in fact, you will probably end up with less units. Trustee Conklin is concerned more with the way it changes the integrity of how the area looks, but Planner O'Donnell included that you can control the architectural look of the building and the neighborhood through the Architectural Review Board.

Resident Bonnie Franson of 20 Bridge St. had concerns regarding the data used in the 2009 Tri-County Needs Assessment Study stating that a lot of the numbers generated in that report happened prior to the recession that hit and that the numbers are not necessarily accurate. Attorney Golden stated in the court cases judges like to have numbers they can reference and hold on to, and since this is the only report out there to use, it is the one that is always referenced and will continue to be referenced until a newer, more up to date study is done. Ms. Franson also inquired as to why the AARB is being dissolved, and why was there no mention for the environmental sensitive overlay district in the new Comprehensive Plan? She also had concerns over the impact of the housing clusters proposed for the old Roscoe Smith property.

Resident John Karl spoke regarding the North Main Street corridor and that it may be an opportunity for both market-driven 55 and over housing, and affordable workforce housing. It is an ideal place for it. It is walkable, and we need people walking in this downtown. The Town of Monroe walked out on us. We tried to keep the governments in this Village. But by keeping both market driven, affordable senior housing, it will make it a more walkable community for the residents, the elderly and it's something that we need to look at. Workforce housing has always been a thorn in his side. There is a community within the Town of Monroe that employs a lot of Village residents but doesn't allow those people to live in their community. We are getting the fallout of their high density, nonstop growth. They don't want anyone living in their community that would be a burden to their school district, outside of their residents, that's the bottom line. They don't want children living in that community that aren't a part of that community that would have to be supported by their schools. Something like Warwick Grove, a 55 and over community would be a real shot in the arm to this community.

Resident Veronica Connelly asked that since we are a municipality inside of a larger municipality, wouldn't some of the Town of Monroe's URM units be counted towards some of the housing requirements of the Village? Attorney Golden specified that constitutionally, each municipality is responsible for zoning its own housing, and the Town zoning doesn't cover and the Village and visa versa. Her opinion is that rather than having these pockets of URM housing, why not have stricter zoning regulations that put them in all one area.

Mayor Purcell interjected that the Village had changed the law some time ago and we have a floating zone for Senior Housing and we also increased acreage. You could put a 55 and older community anywhere inside the Village. We have had plenty of developers in the past come and look into building senior housing but the problem has always been that the property owners have asked for too much money and the developers have walked away.

Attorney Golden commented that it wasn't that they advised the Board to go ahead and put more affordable housing in certain areas. This plan came about organically and by itself. They had come into the process at the very end and made sure that it satisfied the legal requirements. Eng. O'Rourke also interjected that there was never a plan to add massive amounts to the URM, it was just to match the existing map with the exception of the area behind Stephen Lane, the section along North Main St. by Elm St. and Frontier, and the trailer park. Mayor Purcell also included the section by the Shared Textile building. He identified it as a perfect place to change from GB (General Business) to URM, so it can be marketed to young people that want to stay in the community, some senior housing, because it's in walkable distance to recreation and to the downtown. It can also give opportunity to single family homes too.

Both Ms. Franson and Trustee Dwyer asked if there was a map that would show what was currently existing and what changes are being made to areas like North Main, Elm, Brooks, Forest etc. Eng. O'Rourke stated that they could put a map together to show that.

ZBA Member Dan Margotta wanted to repeat in a more simplified version of what had been said earlier and that was that everyone seemed to be in agreement that the 2009 study is wrong unless there is a more credible study to support it, then we should go by that study. Attorney Golden felt that it should not be painted so broadly, that the court does not consider it inaccurate, however it is the only thing that it has to go on. Mr. Margotta continued that he has the benefit of working 20 years with a design and structure field from Long Island all the way up to Hyde Park, and that he has seen some areas where they had old, historical houses knocked down and high densely populated buildings put in, so they put in strict guidelines with the Architectural Review Board, and while it doesn't stop the potential building, it does slow the process down. These areas also put in minimal and maximum square footage requirements that even if they are considering multi-family homes, they are less inclined to knock these building down. In Hyde Park specifically, they covered both ends of the spectrum, but instilling these minimum and maximum requirements within their community.

Ms. Connelly indicated that some of these developers have very deep pockets and can afford to wait out the process and knock down these buildings, what are we going to be about stricter enforcement? Are we going to add another enforcement officer to go around and check on these things? Mayor Purcell stated that she is 100% correct with that, and that the Village is looking in to that. He also mentioned that someone put in a request about LLC's that we looked at, and there are 135 properties that are existing within the new zoning, and out of the 135 properties, there are only 10 of them that are owned by LLC's. Mrs. McCosker commented that they own the large parcels. The 12 ½ acres behind the Capitan's Table, but Mayor Purcell clarified that this was a question that was proposed from the public hearing and he wanted to address that topic.

Resident Emily Convers commented that she has been listening to the comments this evening about how long this plan has been in the process, and it sounds as if those that are present this evening are too late to the game. But there is a sizeable amount of people present this evening, and she is confident that the Board has received a fair amount of public comment in writing as well. She feels that there is enough concern to move forward and change direction or revisit this. A lot has changed in the last couple of years. She has been a resident for the last 9 years and there is a lot more traffic and a lot more people. With regards to the discussion, or acting out of fear of being sued it is a terrible way to map out the future of the Village. When she was an alternate member of the Planning Board, she asked the question about why they were moving so quickly on the Smith Farms project after its being dead for so long, she was told that they had to worry about getting sued. She attended a learning session to fulfill her requirements to be on the Planning Board. The one she attended was with David Church, the Planning Commissioner of Orange County, and one of the first things he taught us was that you have the right to say no on something that does not coincide with the community character. This was the one thing that she walked away with, and a perfect example of that is Smith Farms. The place looks like a prison is being built there. To have the Planning Board handle the tasks of the Architectural Board is very worrisome. She also takes issue with the fact that there were no women on this Board. She hopes that the Village Board will reconsider revisiting this process.

Resident Tammy Rao also commented that this topic needs further discussion. She also asked Eng. O'Rourke if the URM zoning classification also extended to the side streets off North Main St., i.e. Andersen, Elm, Franklin and Park. Eng. O'Rourke confirmed that the one section of

Elm St. that is classified as GB, will remain General Business, but the other side of the street, as well as the other finger streets off of North Main will be renamed URM. But again, these streets are already SR-10 with a multi-family overlay. She also inquired about any of the single family homes that have businesses running out of them, what will happen to them? Eng. O'Rourke confirmed they will be grandfathered in. No further commercial development can be had in a URM zone.

Mr. Karl asked if someone could put a 12X70 trailer on a 10,000 square foot lot, is that something that we want here in the Village. Eng. O'Rourke states that it is what we have now, but are you stating that you want no more trailer parks in the Village? Then he would confer with the Attorney. You cannot take an empty lot and put a trailer on it. They would have to go through the Building Department for permits, go through the process like everyone else. Bob O'Neill from the Village of Monroe spoke on preserving the single family homes along the North Main corridor. Can you maybe flip it around and make it clear to the people on the Zoning Board and revert it back to SR-10 and grandfather in the multi-family? Eng. O'Rourke again stated that these changes were based on the recommendations that the residents made back when they were meeting to develop this plan. They expressed a need for multi-family in the Village, senior housing, and North Main Street is generally where it is now, and it seemed like a good place for it to go.

Dan Margotta asked Eng. O'Rourke if there were any other areas in the Village that were looked at to satisfy the affordable housing needs, or did North Main seem like the only logical place to put it. As Eng. O'Rourke stated earlier, there were a couple of sections that were taken into account, the trailer park, the Shared Textile property, and that was about it. There was URM that was taken out of the plan, and that was Pope Lane, there are all single family homes there. Mr. Margotta finished by stating that one of the problems that arise through the planning process is that a lot of people are unaware of what is happening, and it makes it difficult to understand how things got to a certain point, etc. He recently attended a meeting at the Orange County sponsored Master Plan Workshop and one of the things they were talking about was a website that provides a forum, a place to do projects, municipal projects, as well as master planning, to see the plan, make comments, be able to view what is going on without having to attend every single meeting. You can go back to that website and see what happened in the past and what the process was, and that may be something that the Board may want to consider, and he will provide the address to Mayor Purcell. He stated that the first project is free, from there on you pay a fee for whatever project you post there.

Trustee Dwyer inquired what body decides to disband the AARB? Mayor Purcell confirmed that it was the Village Board that decided. Eng. O'Rourke clarified that the powers of the AARB are being given to the Planning Board, and that they are simply eliminating that Board. Attorney Golden stated that this is a very common practice around this area that Planning Boards act as Architectural Review Boards as well.

Tammy Rao inquired about group homes going forward within the new zoning? It may have been under the new Comprehensive plan? Eng. O'Rourke stated he wasn't aware of anything like that and Attorney Golden stated in respect to group homes, they are various homes for mentally challenged individuals or individuals with other disabilities where they group people together to live. Mrs. Rao stated that there is currently one on Brookes Ave. Attorney Golden stated that they have their own special category, and it is very difficult under state law not to have them and they can have them virtually anywhere. They have their own set of rules regarding zoning, and that is in respect to state law not by local law.

No further questions, the workshop was closed, following a 10 minute recess before the regularly scheduled Board of Trustees Meeting began.

BOARD OF TRUSTEES MEETING
MONDAY, DECEMBER 12, 2016
www.villageofmonroe.org

Due to a scheduling conflict, the first monthly meeting of the Village of Monroe Board of Trustees slated for Tuesday December 6, 2016 was rescheduled to Monday, December 12, 2016 at 8:15 PM in the Boardroom of the Village Hall, 7 Stage Road, Monroe, NY. Mayor Purcell led in the pledge to the flag and called the meeting to order. Emergency exits were announced.

Present: Mayor Purcell, Trustees Conklin, Behringer, Dwyer, and Chan
Also present: Attorney Bonacic, Village Engineer John O'Rourke P.E., Village Clerk Carey and Deputy Clerk Baxter

MINUTE APPROVAL: NOVEMBER 1st , NOVEMBER 15th AND SPECIAL MEETING OF NOVEMBER 22nd :

On a motion by Trustee Dwyer seconded by Trustee Conklin, with all in favor, the Minutes of the November 1st were approved.

Ayes: Trustees Conklin, Dwyer and Chan
Nays: None
Absent: Trustee Behringer (Father's Death)

On a motion by Trustee Conklin seconded by Trustee Behringer, with all in favor, the Minutes of the November 15th were approved.

Ayes: Trustees Conklin, Behringer, Dwyer and Chan
Nays: None

On a motion by Trustee Conklin seconded by Trustee Dwyer, with all in favor, the Minutes of the Special Meeting on November 22nd were approved.

Ayes: Trustees Conklin, Behringer, Dwyer and Chan
Nays: None

ORANGE COUNTY TOURISM GRANT APPLICATION AUTHORIZATION:

On a motion by Trustee Conklin, seconded by Trustee Behringer, it was:

RESOLVED, the Board authorized Deputy Clerk Ann-Margret Baxter to make application for funding through the Orange County Tourism Grant Program 2016-2017 to be applied towards the fees paid to the musicians who perform at the Summer Concert Series in Crane Park.

Ayes: Trustees Conklin, Behringer, Dwyer and Chan
Nays: None

VILLAGE HALL SURPLUS ITEM: PANASONIC DIGITAL VIDEO CAMERA RECORDER:

On a motion by Trustee Behringer, seconded by Trustee Dwyer, it was:

RESOLVED, the Board of Trustees declared the following item surplus and authorized its disposal as junk:

Panasonic Digital Video Camera Recorder (Model # AG-DVC60P / Serial # G7T00016)

Discussion followed. Trustee Dwyer commented that the camera was given to us by Cablevision and never used, could we check on its technology and see if there was a way it could be used? Trustee Chan commented that he checked with the video department Monroe Woodbury School District and they verified that the equipment was outdated. Resident Andy Ferraro, former Cablevision Engineer, offered his services to look at the camera in question and see if there was a way that it could be used. Motion withdrawn and matter carried to the next meeting of 12/20/16.

PD EQUIPMENT SURPLUS / DISPOSAL : ELECTRONIC EQUIPMENT:

On a motion by Trustee Dwyer, seconded by Trustee Behringer, it was:

RESOLVED, the Board of Trustees declared the following Police Department electronic equipment surplus and of no value and authorize its removal from inventory and disposal as junk:

Epson WP4540 printer: S/N NU9Y013354
Dell Optoplex 390, Service Tag #90YSSR1, Express Code #19649491597
Dell Optoplex 390, Service Tag #90XTSR1, Express Code #19647858637
Dell Monitor, CN-0DW711-71623-183-3753
Dell Monitor, CN-0DW711-71623-183-3747
Dell Monitor, CN-0X876H-72872934628L
HP Monitor S2331, S/N 3CQ030NLL0
Dell Optoplex 390, Service Tag 90ZRSR1, Express Code 19651124557

Ayes: Trustees Conklin, Behringer, Dwyer and Chan
Nays: None

APPOINTMENT: ZONING BOARD OF APPEALS – GENNARO MARTUSCELLI:

The Board authorized the advertising for the vacancy on the Zoning Board of Appeals created by the resignation of Frank Vitarelli when he moved to Middletown, NY. One response was received. Mayor Purcell has recommended Gennaro Martuscelli be appointed to fill the vacancy. On a motion by Trustee Conklin, seconded by Trustee Chan, it was:

RESOLVED, the Board accepted Mayor Purcell's recommendation and appointed Gennaro Martiscelli to fill the vacancy of Frank Vitarelli. This is a 5 year term, 12/12/16-12/2021.

Ayes: Trustees Conklin, Behringer, Dwyer and Chan

Nays: None

PENALTY WAIVER REQUEST ACCOUNT 1499 CONTINUED : (See Pg. 80 11/15/16)

Deputy Clerk Baxter in a memo to the Board researched the historical billing and payment information for water account 1499. It was found that all water bills since April 2014 went unpaid and were levied to the tax roll. Deputy Clerk Baxter noted that there are two accounts for this property and both were levied to the tax roll since April 2014. Discussion followed.

On a motion by Trustee Chan, seconded by Trustee Conklin, it was:

RESOLVED, due to the payment history, the Board of Trustees denied the request for credit of late fees imposed on water account 1499.

Ayes: Trustees Conklin, Behringer, Dwyer and Chan

Nays: None

PENALTY WAIVER REQUEST WATER ACCOUNT 10021:

New owner of 280 Cromwell Hill Rd. / Town Water Account 10021 has requested a credit for late fees imposed on the account that went unaddressed at time of closing on the home which was purchased at foreclosure. Due to the failure of the mortgage company to request a final water meter reading the past due amount went unnoticed until the new owner requested to have the water to the property turned on. Current owner has paid full past due amount, but is requesting a credit or waiver be issued for the penalty charges totaling \$688.01.

On a motion by Trustee Chan, seconded by Trustee Conklin, it was:

RESOLVED, the Board of Trustees accepted the request for a refund of penalty fees imposed on water account 10021 in the amount of \$688.01.

Ayes: Trustees Conklin, Behringer and Chan

Nays: Dwyer

424-434 NORTH MAIN STREET PLANNING BOARD FEE WAIVER REQUEST:

Joel Mann and Nathan Brach, owners of 424-434 North Main Street, submitted a conceptual site plan proposing a commercial building on the properties known as 424, 430 and 434 North Main Street which is currently located in the Village's GB zoning district. Once made aware of the pending changes to the Village's Comprehensive Plan and Zoning map, they realized that their initial proposed plans may be drastically changed and it is impractical and uneconomical to proceed until the Village has finalized the Comprehensive Plan and Zoning map. Mr. Mann and Mr. Brach are requesting that they be refunded the monies paid to the Village Planning Board for several Village mandatory fees in the amount \$5,341. Discussion followed. Trustee Dwyer asked Mr. Mann for clarification on the location of the property. Mayor Purcell stated that the property is currently zoned GB (General Business) and with the proposed changes to URM (Urban Residential Multi-Family) it may affect his future business plans. Attorney Bonacic clarified that there are certain fees that need to be paid when submitting and application, and if you choose to pull that application for whatever reason, it doesn't necessarily mean that you get your money back unless it was an escrow account. Attorney Bonacic stated that if there was additional information provided he would review it. The Board decided to table this matter until the next Board Meeting of 12/20/16 to allow more time for them to review the documentation provided by the Planning Board.

HIDDEN CREEK BOND RELEASE:

On a motion by Trustee Chan, seconded by Trustee Dwyer, it was:

RESOLVED, the Board of Trustees accepted the recommendation of the Village's engineer, Lanc & Tully (John O'Rourke, PE) and the Building Department and release the Performance Bond / Letter of Credit held by the Village in the amount of \$322,560.00 (original L/C #2518 expiring 1/8/17) issued by Sterling National Bank for the account of Hidden Creek Condominiums Inc., 5 East View Road Monsey, NY 10952, Sterling National Bank #2518.

Ayes: Trustees Conklin, Behringer, Dwyer and Chan
Nays: None

WOODROE ESTATES / PRESWICK GARDENS BOND REDUCTION:

On a motion by Trustee Chan, seconded by Trustee Conklin, it was:

RESOLVED, the Board accepted the recommendation of the Village's engineer, Lanc & Tully (John O'Rourke, PE) for a bond reduction in the amount of \$432,676.08 for Woodroe Estates / Preswick Gardens as follows:

(Bond Amount \$632,734.70 - \$432,676.08 Work Completed = \$200,058.62 Bond Remaining)

Discussion followed. Trustee Dwyer requested clarification on what the Bond was for? Village Engineer O'Rourke stated that the entire project was bonded and that this reduction represents work done on Reynolds Road. There is work on one cul-de-sac remaining for this project and that the balance is sufficient to cover the remaining work, should the developer walk away from the project. Trustee Dwyer inquired as to what was specifically done on Reynolds Road? Mr. O'Rourke stated reconfiguration of Reynolds Road, drainage pipe under Reynolds Road, repaving of Reynolds Rd, sidewalks, street trees and sidewalk improvements. When the developer first comes on, he has a list of a thousand things to do, as he goes through this list and completes things, he gets that money back. We are also holding 10% of all work completed just to cover the warranty and maintenance period as well. Homeowner of 16 Reynolds Rd. was present, and Trustee Dwyer asked if everything had been satisfactorily completed after the reconfiguration of Reynolds Road, and homeowner Mrs. Liga said that all that remained was minor landscaping, which the developer assured her would be completed in the spring of 2017. Engineer O'Rourke confirmed that he had received an email from the homeowner that everything had been completed to her satisfaction. Trustee Behringer commented that since the work has been completed on at the Reynolds Road / Rye Hill Road intersection, she feels that it is worse now than it was before construction. Engineer O'Rourke commented that by aligning to the road, it made the bus company very happy. Trustee Behringer stated that it would be better if there was a traffic light. Eng. O'Rourke clarified that there had been multiple traffic studies done, and that the results didn't even come close to meeting the requirements for a traffic light. Trustee Chan mentioned that the Police Chief performed his own study and concluded that the line of sight was good. Trustee Conklin commented that she drives that road every day for work and the flow of traffic has not changed. You had a stop sign at Reynolds Road and Mine Road, and you still have to stop because Rye Hill Rd. has the right of way.

Ayes: Trustees Conklin, Behringer, Dwyer and Chan
Nays: None

CRYSTAL RUN BOND REDUCTION:

On a motion by Trustee Chan, seconded by Trustee Conklin, it was:

RESOLVED, the Board accepted the recommendation of the Village's engineer, DePuy Engineering and Land Surveying, P.C. for the Crystal Run project, for a bond reduction in the amount of \$490,000.00.

(Bond Amount \$500,000 - \$490,000 Work Completed = \$10,000 Bond Remaining)

(Bond Issued by BBL Construction Services LLC & Travelers Casualty and Surety Co. of America, Bond # 106068671)

Ayes: Trustees Conklin, Behringer, Dwyer and Chan
Nays: None

SACRED HEART CHURCH ROSARY PROCESSION – FEAST OF OUR LADY OF GUADALUPE:

Due to having to submit for approval through NYS DOT, Sacred Heart Church's request for their annual Rosary Procession for the Feast Day of Our Lady of Guadalupe on Monday, 12/12/16 was delayed being put on the agenda. Receipt from NY DOT was received by the Village Clerk's Office on 12/1/16. Since the Village Board did not meet until this evening, 12/12/16, the Board was polled and all of the Trustees approved this annual event. Signoff was received from the Building Inspector and Police Administrative Sergeant Ammatetti, and certificate of insurance was provided.

PAYMENT AUTHORIZATION – NORTH MAIN ST. SIDEWALK REPLACEMENT:

Lanc & Tully Engineering submitted a request for Payment No. 2 for the period ending September 27, 2016 submitted by Consorti Bros. Paving and Sealcoating, Inc. for the North Main Street Sidewalk Replacement project that includes all documentation required by the O. C. Office of Community Development which has been reviewed and found complete. Amount of the payment is \$26,049.33. (Federal Contract No. B-15-UC-36-0105 / County Contract No. 30/158693.7150A15). Discussion followed. Trustee Dwyer questioned the final amount of linear concrete used for the North Main Street sidewalk project and Village Engineer O'Rourke will look into Consorti Brothers breakdown of charges and advise what we were billed for. There was a question by Trustee Dwyer regarding the portion of the sidewalk that was not on the contract to be replaced, but was completed on the corner of Ash St. and North Main St. Action was tabled to the Board Meeting of 12/20/16.

Ayes: Trustees Conklin, Behringer, Dwyer and Chan

Nays: None

PAYMENT AUTHORIZATION – CARPENTER PLACE SIDEWALK REPLACEMENT:

On a motion by Trustee Conklin, seconded by Trustee Chan, it was:

RESOLVED, the Board of Trustees accepted the recommendation of Lanc & Tully and approved Payment No. 1 for the period ending October 25, 2016 submitted by Consorti Bros. Paving and Sealcoating, Inc. for the Carpenter Place Sidewalk Replacement project that includes all documentation required by the O. C. Office of Community Development which has been reviewed and found complete. Amount of the payment is \$26,049.33. (Federal Contract No. B-16-UC-36-0105 / County Contract No. 30/168693.7150A16). Mayor Purcell is hereby authorized to sign the voucher for payment.

Ayes: Trustees Conklin, Behringer, Dwyer and Chan

Nays: None

VILLAGE OF MONROE SUMMERFEST CARNIVAL 8/3 – 8/6/17:

The Activities Committee submitted an events application for their 4th Annual Carnival. It is to be held at the north field of Crane Park from August 3rd through August 6th, 2017 (August 3 and 4 from 6 – 11 PM, August 5 from 1 – 11 PM, and August 6th from 2 – 11 PM) contingent upon submittal of completed event application listing all participating vendors and their liability insurance. Preliminary approval of the dates are required to lock in 2017 dates with Amusement Company (Shamrock Shows & Amusements). Emergency Services and Marshall & Sterling will be copied on approval letter. Discussion followed. Trustee Dwyer and Trustee Conklin felt that due to problems with the 2016 carnival (i.e. discrepancy with wrist band prices, broken rides) the Village should seek out other carnival companies, there are many out there. Trustee Conklin inquired if there was an agreement in the contract that states the Village would have to pay Shamrock a fee if for whatever reason the carnival doesn't happen? Mayor Purcell suggested providing a copy of the contract to Attorney Bonacic for review and table the matter till the next Board Meeting of 12/20/16 for further clarification.

MAYOR'S REPORT:

Mayor Purcell had nothing to report at this time.

Resident John Karl inquired if Crane Park was open for business for non-profits? The Fire Company used to hold a carnival up there for many years, and is interested in doing it again. Mayor Purcell advised him to fill out an events application and present it to the board for review. Mr. Karl also advised the Board that he had reached out to Mayor Bonney's children regarding their father's stone by the Dollar General and its relocation to somewhere in the park, and to date, he has not been able to make contact. He will attempt to reach them again after the holidays. He finished by addressing the Board regarding the Mine Road corridor and its poor lighting. The street lighting is down by Teddy Wright's house, and there is no illumination down at the new intersection and is something that needs to be looked into. Lastly, the stop sign at that intersection should be moved. The trees around it have been notched out around it, but there has to be a better place to put it because you are virtually on top of it before you have to stop and it dangerous. He inquired if at one time was it not supposed to be a three or four way stop sign? Trustee Chan stated that the Police Department looked into it and they decided it only needed to be a two way stop.

Resident Tammy Rao notified the Board that in regards to the recent carnival and amusement company, that when her son attended, a child had been injured on one of the rides and that blood was left on the ride and children were allowed to continue to ride on it. Mrs. Rao also asked for clarification on which property Joel Mann was requesting a refund for building permits on? Was it the Monroe Copy Center? If the zoning changes were approved, could that building be grandfathered in to URM? Eng. O'Rourke clarified that yes, if he chose to no longer make it a copy center and convert it to multi-family he could, but he would have to go back before the Planning Board, but the building itself, based on the lot size and set back, you couldn't get that many units in there.

Resident Elaine Risch asked for clarification on what the copy center really is? Are we to believe that they will be doing nothing but copies in that building? Eng. O'Rourke verified that it is indeed a high volume copy center, but it will also include general office space, non-medical as well. It's not all a copy center, the building is just referred to as "The Copy Center." John Karl mentioned that he had heard that there plans for a nursing home on the land behind Schunnmunk St., land part in the Village and part in the Town of Monroe, and wondered if they could convert some of the space at the Copy Center in doctor's offices? Engineer O'Rourke clarified that they could not, as it was zoned general business, non-medical.

Resident Mrs. Liga referenced the 2013 Environmental Impact Statement it stated that after a Village hearing that was held there was only 1 comment made and she was wondering if it was because no one spoke up, or that no one showed up? She asked because she is interested in getting more involved in the community and that it is important that everyone gets notification about things that come up. And while she received emails regarding the farmers market in Sundays, and about refuse schedule changes, why can't she get emails telling her about what is going on? She indicated that she found out from the zoning changes on United Monroe through Facebook, and would like to more about what is going on around her. Is there a better way to notify people about things that are happening?

Residents Jim and Sue McCosker expressed their concerns regarding how the information is listed on the Village website and if information could be better laid out. Mayor Purcell stated that it would be addressed with the website administrator.

Resident Sue Morgante asked the Board what triggers a Traffic Study? Mayor Purcell asked her for clarification on the location in question? Mrs. Morgante stated that she comes from Gilbert Street from Rt. 17M to go over to Rt. 208. She used to make that ride in one traffic light and it now takes her 3 to 4 lights in the morning on her way to work. She is concerned about the tractor trailers that come out of the little driveway by the old Monroe Tube Company and make the turn into oncoming traffic. Mayor Purcell advises her that it would be the State of New York to conduct those studies as that is state roadway. Mrs. Morgante asked how are they triggered, how do you get someone to come and look at it? Mayor Purcell states that Dan Kootz for the DOT located in Poughkeepsie is the contact person and that the Village is currently having a problem with him in trying to get an intersection done for the YMCA of Monroe. John Karl commented that we could begin with the Police Department begin to generate a history of motor vehicle accidents it may help. Eng. O'Rourke commented that a traffic analysis was performed for the YMCA in August 2016 and could be used.

Jim McCosker also expressed his concern regarding lack of accountability during the construction on Gilbert St. and how it has been affecting the flow of school bus traffic. Trustee Conklin confirmed that the bus garage has had to confirm on a daily basis whether Gilbert St. is open or has been closed due to construction. Mayor Purcell stated that the contractor has

definitely dropped their responsibilities regarding having flagman on the job. He confirmed that they are meeting on a daily basis and have paperwork to be signed off on daily. Mayor Purcell confirmed that work on Gilbert St. is not to begin before 7 AM.

Resident Emily Convers asked in there is any oversight on the materials being used on site? Mayor Purcell asked for clarification on what materials in question, and was told specifically the concrete blocks being used at Smith Farms. Eng. O'Rourke confirmed that the materials and design for the site were all reviewed and approved by the Planning Board.

ADJOURNMENT:

On a motion by Trustee Conklin seconded by Trustee Dwyer, and carried, with no further business, the meeting was adjourned at 9:45PM.

Respectfully Submitted,

**Ann-Margret Baxter
Deputy Clerk**